

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Novelty, Union, Ring Hills/ 71

**Previous Physical Inspection:** 2000

### Sales - Improved Summary:

Number of Sales: 397

Range of Sale Dates: 1/2001 - 12/2002

### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$147,700	\$272,700	\$420,400	\$440,500	95.4%	8.85%
<b>2003 Value</b>	\$153,800	\$282,700	\$436,500	\$440,500	99.1%	8.67%
<b>Change</b>	+\$6,100	+\$10,000	+\$16,100		+3.7%	-0.18%
<b>% Change</b>	+4.1%	+3.7%	+3.8%		+3.9%	-2.03%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.18% and -2.03% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$166,000	\$274,800	\$440,800
<b>2003 Value</b>	\$173,000	\$286,300	\$459,300
<b>Percent Change</b>	+4.2%	+4.2%	+4.2%

Number of one to three unit residences in the Population: 4058

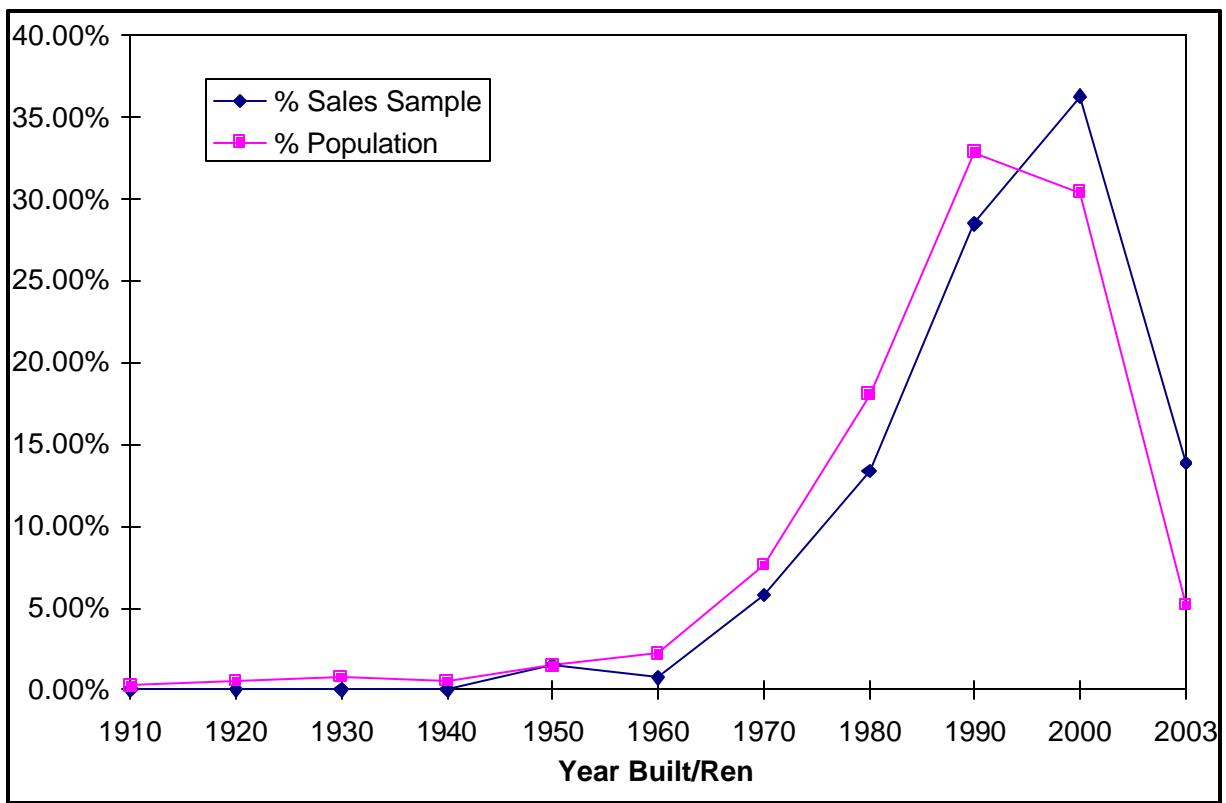
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that 2 plat adjustments needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Properties located in Amesbury and Trilogy at Redmond Ridge division 1, were at a higher assessment level in relationship with the population. The assessed values of properties in Amesbury actually decreased while those in Trilogy at Redmond Ridge division 1 had a smaller increase than the population. The formula adjusts for these differences thus improving equalization. Residential properties located in Redmond Ridge were not included in this analysis. Redmond Ridge is treated as an exception and adjustments are made as sales warrant. See pages 42-49 for sales list. Trilogy at Redmond Ridge is not part of Redmond Ridge proper thus was not removed from this analysis.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	6	1.51%
1960	3	0.76%
1970	23	5.79%
1980	53	13.35%
1990	113	28.46%
2000	144	36.27%
2003	55	13.85%
	397	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	11	0.27%
1920	22	0.54%
1930	32	0.79%
1940	23	0.57%
1950	60	1.48%
1960	90	2.22%
1970	310	7.64%
1980	733	18.06%
1990	1332	32.82%
2000	1234	30.41%
2003	211	5.20%
	4058	

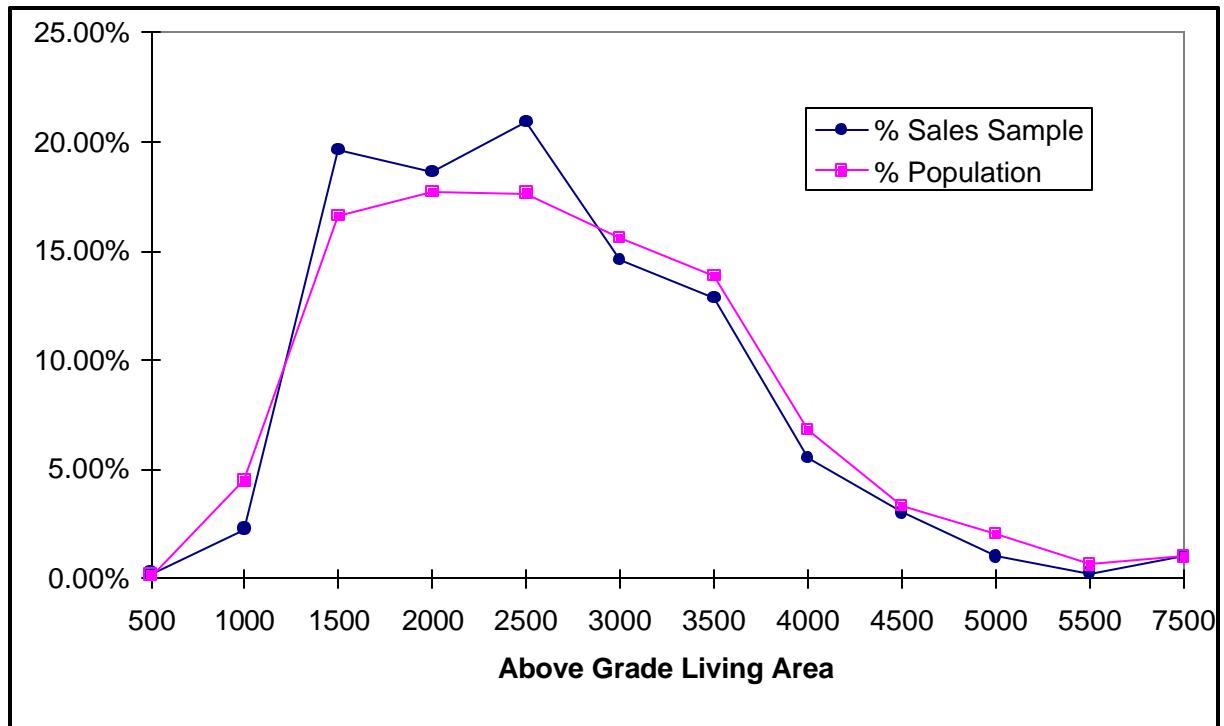


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.25%
1000	9	2.27%
1500	78	19.65%
2000	74	18.64%
2500	83	20.91%
3000	58	14.61%
3500	51	12.85%
4000	22	5.54%
4500	12	3.02%
5000	4	1.01%
5500	1	0.25%
7500	4	1.01%
		397

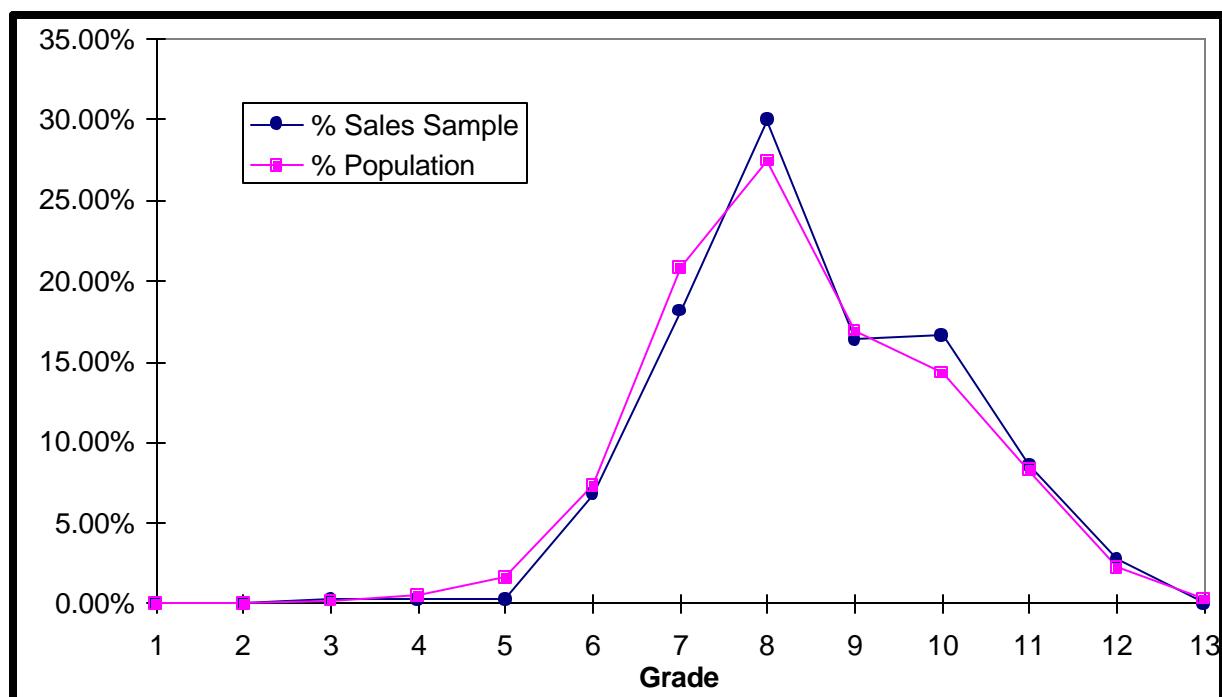
<b>Population</b>		
AGLA	Frequency	% Population
500	7	0.17%
1000	182	4.49%
1500	673	16.60%
2000	719	17.73%
2500	716	17.66%
3000	633	15.61%
3500	563	13.88%
4000	277	6.83%
4500	135	3.33%
5000	83	2.05%
5500	26	0.64%
7500	41	1.01%
		4055



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

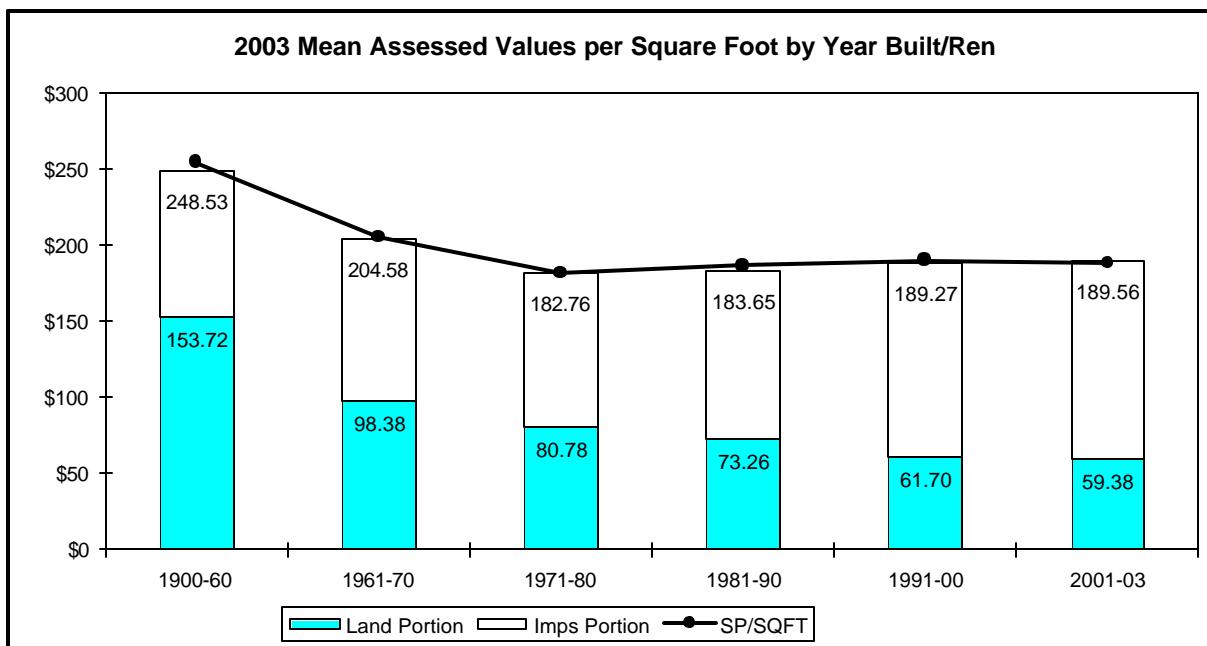
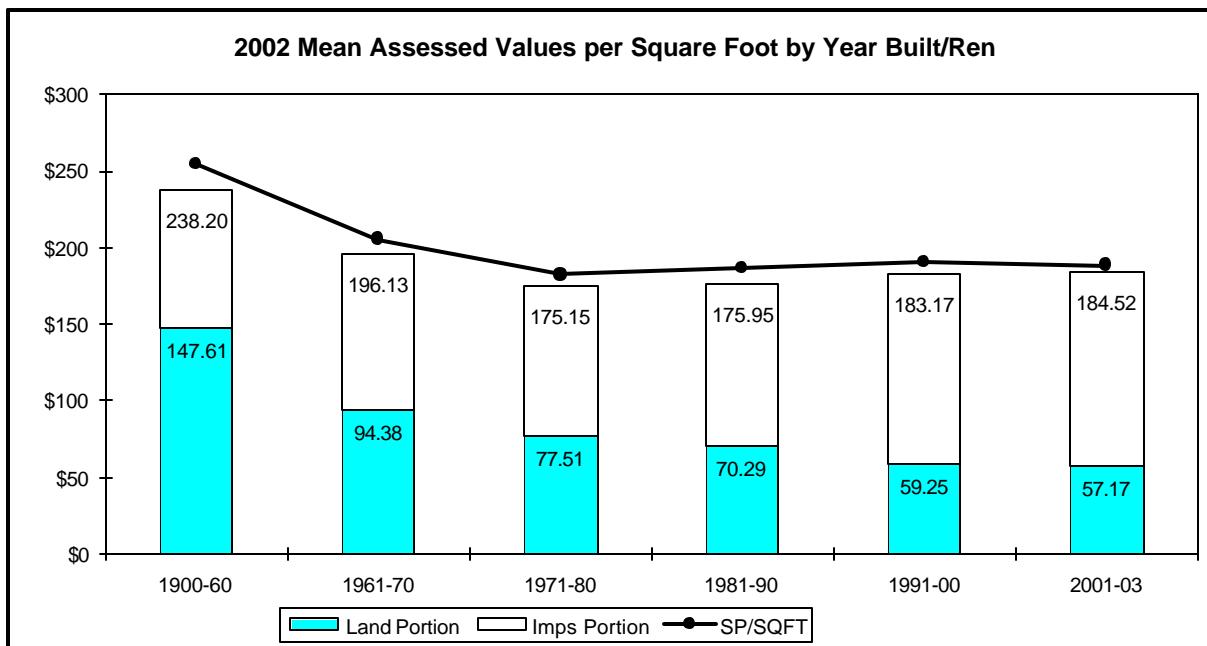
### Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	1	0.25%	3	6	0.15%
4	1	0.25%	4	21	0.52%
5	1	0.25%	5	66	1.63%
6	27	6.80%	6	298	7.34%
7	72	18.14%	7	845	20.82%
8	119	29.97%	8	1115	27.48%
9	65	16.37%	9	687	16.93%
10	66	16.62%	10	582	14.34%
11	34	8.56%	11	336	8.28%
12	11	2.77%	12	90	2.22%
13	0	0.00%	13	12	0.30%
	397			4058	



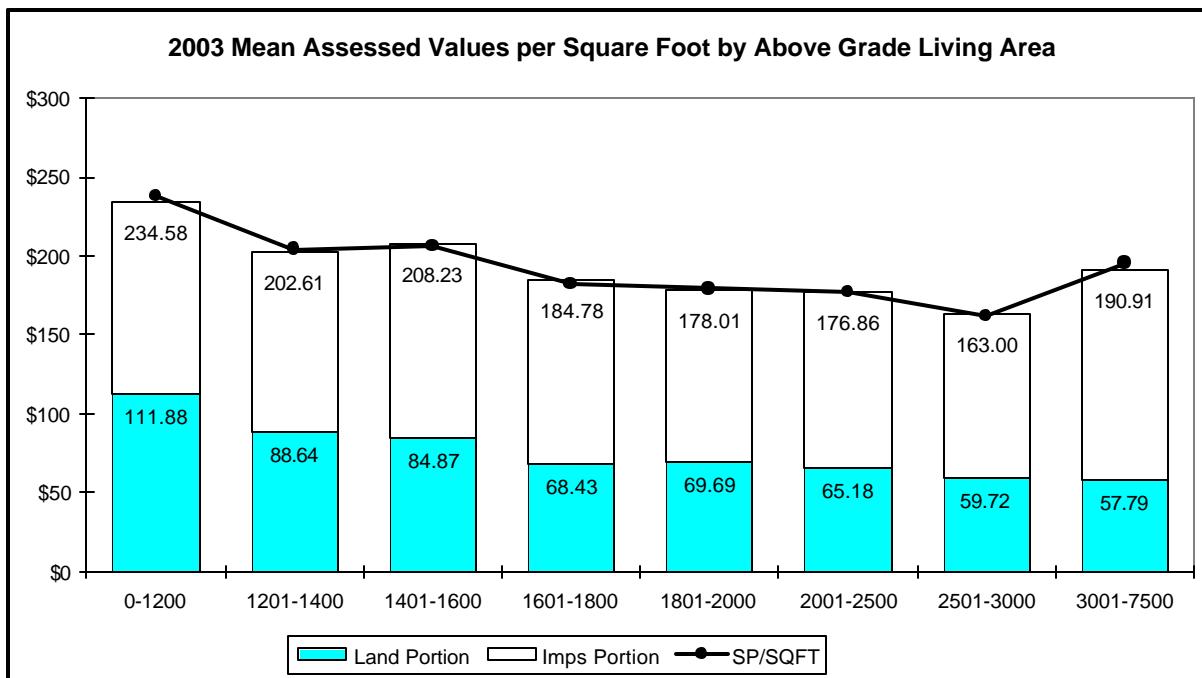
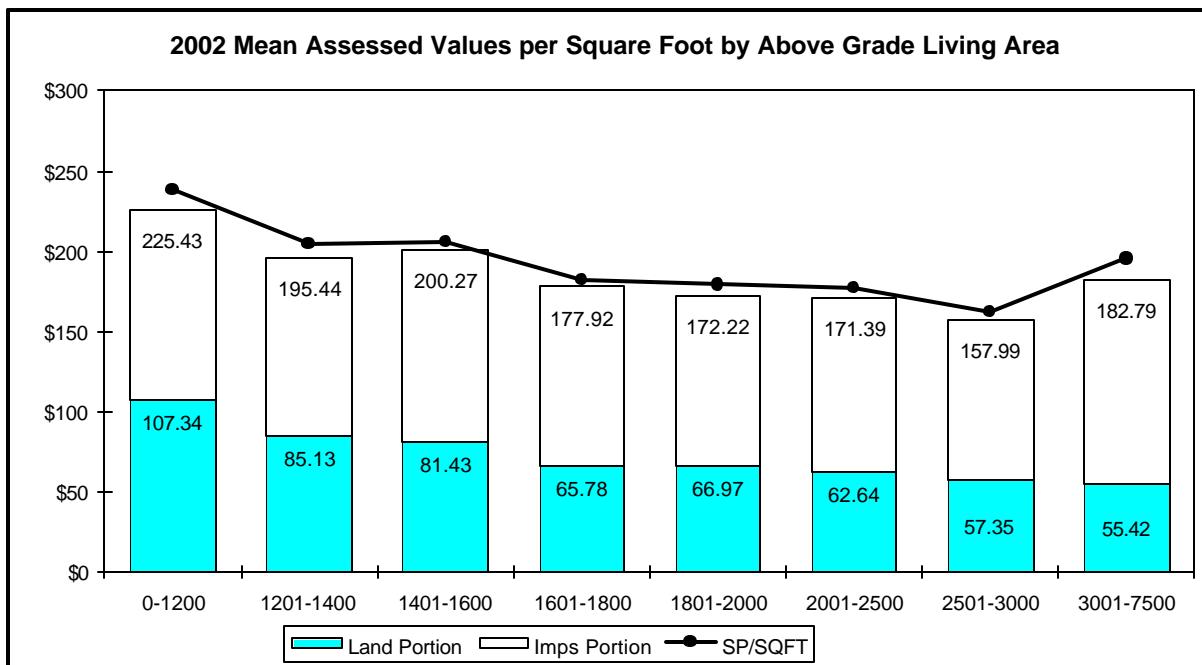
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated**



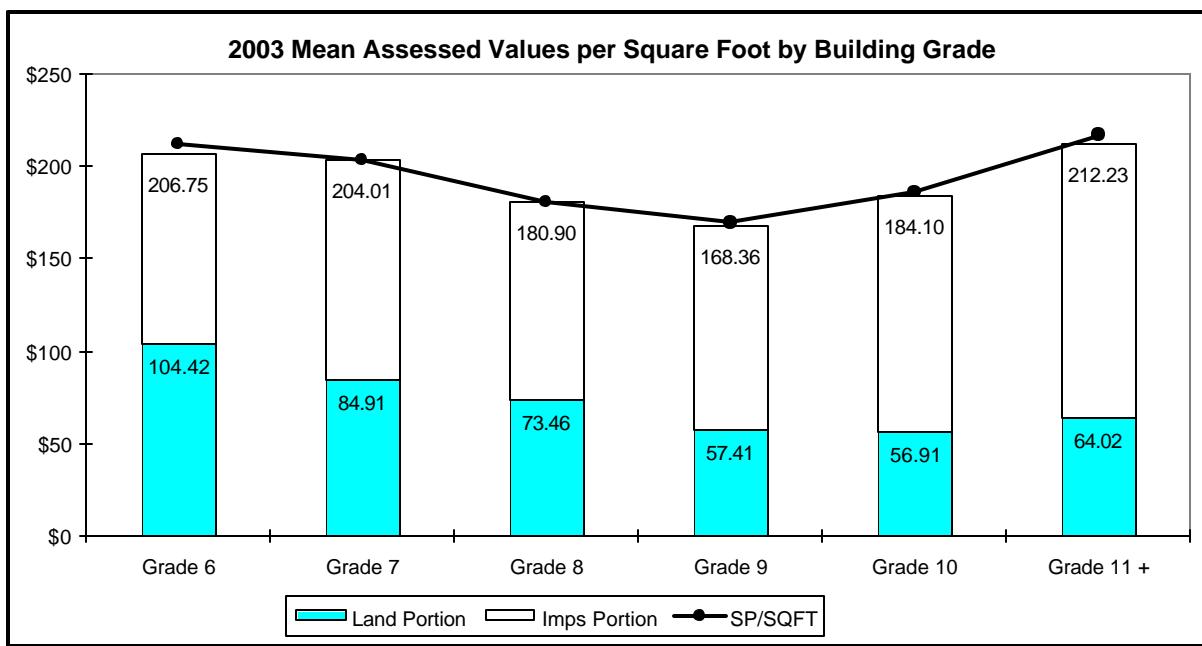
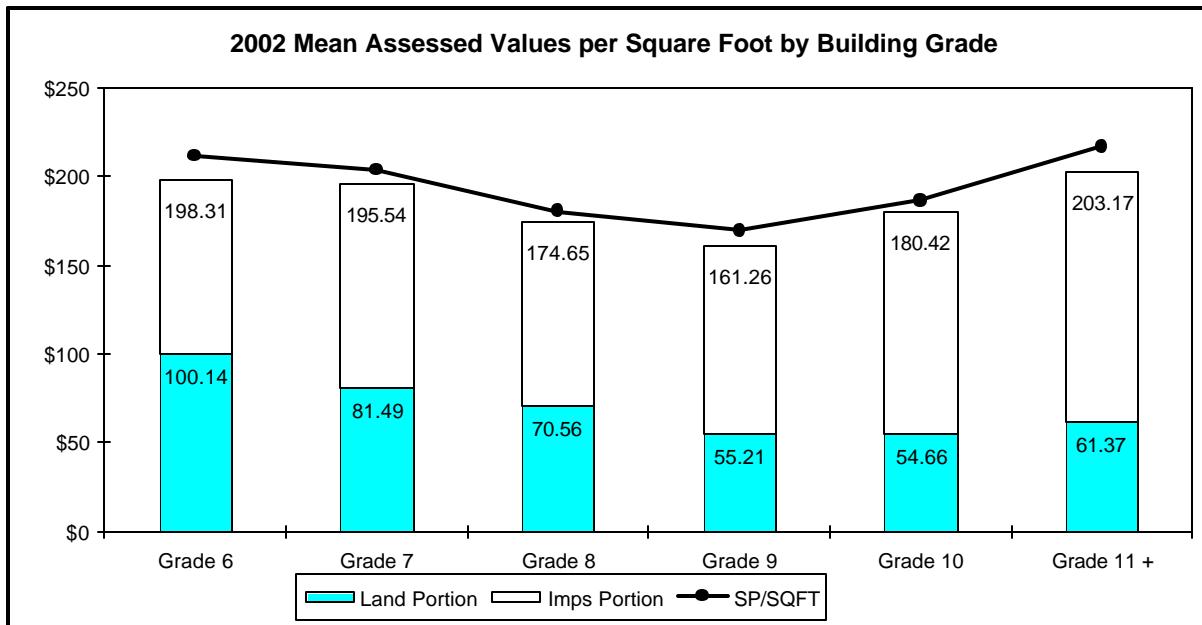
These charts clearly show an improvement in assessment level and uniformity by Year Built or Year Renovated as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

Based on the 48 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.5% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.045, \text{ with the result rounded down to the next \$1,000.}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 397 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that 2 plat adjustments needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Properties located in Amesbury and Trilogy at Redmond Ridge division 1, were at a higher assessment level in relationship with the population. The assessed values of properties in Amesbury actually decreased while those in Trilogy at Redmond Ridge division 1 had a smaller increase than the population. The formula adjusts for these differences thus improving equalization. Residential properties located in Redmond Ridge (720225 through 720233) were not included in this analysis. Redmond Ridge is treated as an exception and adjustments were made as sales warrant. See pages 42-49 for sales list. Trilogy at Redmond Ridge is not part of Redmond Ridge proper thus was not removed from this analysis.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / .9567129 + .08209512 * \text{Plat020500} + .03698967 * \text{Plat868221}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the overall adjustment is used to arrive at new total value ((2002 Land Value + 2002 Improvement Value)\* 1.045)
  - \*If a house and mobile home exist, the overall adjustment is used to arrive at new total value ((2002 Land Value + 2002 Improvement Value) \* 1.045)
  - \*If “accessory improvements only”, the overall adjustment is used to arrive at new total value ((2002 Land Value + 2002 Improvement Value) \* 1.045)
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)
  - \*If an improved residential property is located in Redmond Ridge or Major 720225 to 720233, there is no change from the current year maintenance value select.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall adjustment. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = (\text{2002 Land Value} + \text{2002 Improvement Value}) * 1.045, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 71 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.52%

<b>Amesbury</b>	<b>Yes</b>
% Adjustment	-8.26%
<b>Trilogy at Redmond Ridge</b>	<b>Yes</b>
Div. 1	
% Adjustment	-3.89%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a property located in plat Amesbury (020500) would receive a -3.74% net reduction and Trilogy at Redmond Ridge (868221) would receive a 0.63% net adjustment.

95.7% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 71 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
020500	Amesbury	19	77	24.6%	SW24-25-6	10	10	1992 thru 1997	NE Ames Lake Rd.
868221	Trilogy at Redmond Ridge Div. 1	22	91	24.2%	SE27-26-6	7	8	2002	Novelty Hill Rd.

## Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=5	3	0.931	0.971	4.3%	0.832	1.109
6	27	0.946	0.986	4.2%	0.939	1.034
7	72	0.960	1.002	4.3%	0.982	1.022
8	119	0.966	1.001	3.7%	0.985	1.018
9	65	0.951	0.993	4.4%	0.978	1.008
10	66	0.964	0.988	2.5%	0.972	1.004
11	34	0.941	0.982	4.4%	0.943	1.022
12	11	0.924	0.966	4.5%	0.884	1.047
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=1960	9	0.961	1.002	4.3%	0.910	1.094
1961-1970	23	0.958	0.999	4.3%	0.949	1.050
1971-1980	53	0.964	1.006	4.4%	0.981	1.032
1981-1990	113	0.939	0.981	4.4%	0.963	0.999
1991-2000	144	0.959	0.992	3.5%	0.979	1.005
>2000	55	0.964	0.995	3.2%	0.981	1.010
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	1	0.915	0.955	4.4%	N/A	N/A
Average	326	0.955	0.991	3.7%	0.982	1.000
Good	70	0.950	0.992	4.4%	0.969	1.015
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	145	0.965	1.001	3.7%	0.987	1.015
1.5	8	0.883	0.921	4.4%	0.852	0.991
2	236	0.955	0.991	3.8%	0.980	1.002
2.5	8	0.905	0.945	4.4%	0.847	1.043

## Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=1000	10	0.940	0.980	4.3%	0.936	1.024
1001-1500	78	0.957	0.994	3.9%	0.972	1.016
1501-2000	74	0.967	1.002	3.6%	0.983	1.020
2001-2500	83	0.966	0.997	3.2%	0.979	1.015
2501-3000	58	0.974	1.005	3.2%	0.986	1.025
3001-4000	73	0.935	0.976	4.4%	0.957	0.996
4001-5000	16	0.950	0.992	4.5%	0.924	1.060
>5000	5	0.921	0.963	4.5%	0.796	1.129
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	381	0.955	0.992	3.8%	0.983	1.000
Y	16	0.943	0.979	3.9%	0.928	1.029
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	392	0.954	0.991	3.8%	0.982	0.999
Y	5	0.962	1.004	4.4%	0.865	1.144
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
7	246	0.953	0.992	4.1%	0.981	1.003
10	151	0.957	0.989	3.3%	0.975	1.002
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<7000	60	0.977	1.006	2.9%	0.991	1.020
7001-12000	25	0.918	0.957	4.3%	0.916	0.998
12001-16000	11	0.987	1.030	4.3%	0.974	1.085
16001-20000	10	0.945	0.986	4.4%	0.922	1.050
20001-30000	48	0.937	0.975	4.1%	0.951	1.000
30001-43559	121	0.958	0.991	3.5%	0.975	1.007
1AC-3AC	104	0.961	1.000	4.1%	0.982	1.019
>3AC	18	0.916	0.957	4.4%	0.906	1.007

## Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

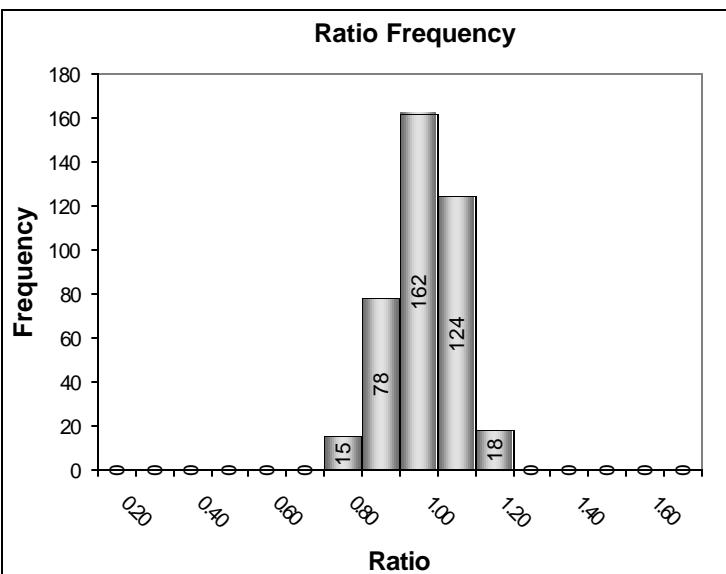
It is difficult to draw valid conclusions when the sales count is low.

Amesbury	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	378	0.950	0.991	4.2%	0.982	1.000
Y	19	1.038	0.998	-3.8%	0.974	1.023
Trilogy at Redmond Ridge Div. 1	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	375	0.953	0.991	4.0%	0.982	1.000
Y	22	0.987	0.991	0.5%	0.965	1.017

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> NE / Team - 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/14/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 71	<b>Appr ID:</b> JDAR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 397			
<b>Mean Assessed Value</b>	420,400		
<b>Mean Sales Price</b>	440,500		
<b>Standard Deviation AV</b>	199.801		
<b>Standard Deviation SP</b>	219.444		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.963		
<b>Median Ratio</b>	0.963		
<b>Weighted Mean Ratio</b>	0.954		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.736		
<b>Highest ratio:</b>	1.185		
<b>Coefficient of Dispersion</b>	7.18%		
<b>Standard Deviation</b>	0.085		
<b>Coefficient of Variation</b>	8.85%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.954		
<i>Upper limit</i>	0.975		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.954		
<i>Upper limit</i>	0.971		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4058		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.085		
<b>Recommended minimum:</b>	12		
<b>Actual sample size:</b>	397		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	200		
# ratios above mean:	197		
<i>Z:</i>	0.151		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



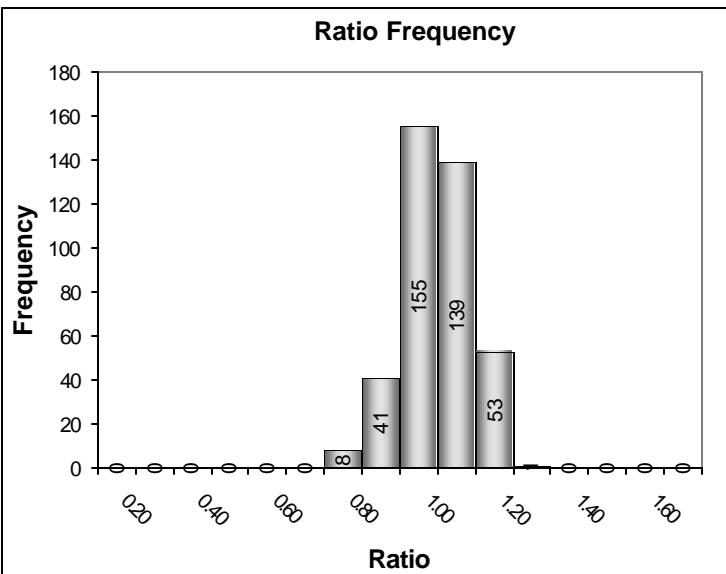
### COMMENTS:

1 to 3 Unit Residences throughout area 71

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> NE / Team - 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 7/14/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 71	<b>Appr ID:</b> JDAR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	397		
<b>Mean Assessed Value</b>	436,500		
<b>Mean Sales Price</b>	440,500		
<b>Standard Deviation AV</b>	209,127		
<b>Standard Deviation SP</b>	219,444		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.991		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.769		
<b>Highest ratio:</b>	1.236		
<b>Coefficient of Dispersion</b>	6.96%		
<b>Standard Deviation</b>	0.087		
<b>Coefficient of Variation</b>	8.67%		
<b>Price Related Differential (PRD)</b>	1.008		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.008		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.007		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4058		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.087		
<b>Recommended minimum:</b>	12		
<b>Actual sample size:</b>	397		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	197		
# ratios above mean:	200		
<i>Z:</i>	0.151		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 71

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	124310	0117	04/24/02	\$175,000	560	0	5	1972	4	44866	N	N	20321 NE REDMOND RD
7	880730	0180	09/24/01	\$207,500	910	0	6	1969	4	10115	N	N	20645 NE 76TH PL
7	880781	0420	09/20/02	\$220,000	990	0	6	1976	4	9900	N	N	21128 NE 60TH PL
7	880730	0110	06/21/01	\$184,251	1010	0	6	1975	3	9600	N	N	7552 206TH PL NE
7	880730	0080	11/26/02	\$233,000	1050	320	6	1977	3	9600	N	N	7528 206TH PL NE
													20218 NE REDMOND RD
7	124310	0103	11/06/02	\$243,000	1060	0	6	1941	4	37576	N	N	
7	880730	0220	05/17/01	\$250,000	1060	460	6	1969	4	10000	N	N	20614 NE 76TH PL
7	880760	0190	05/21/01	\$191,000	1080	0	6	1972	3	10125	N	N	21009 NE 92ND ST
7	880781	0490	03/21/02	\$219,000	1100	0	6	1980	4	9990	N	N	6022 210TH AV NE
7	880730	0120	03/29/01	\$242,000	1140	0	6	1969	4	10185	N	N	7562 206TH PL NE
7	880780	0220	09/06/02	\$217,750	1150	0	6	1970	3	14070	N	N	21006 NE 66TH ST
7	880781	0690	04/29/02	\$226,825	1150	0	6	1970	4	11440	N	N	21411 NE 61ST ST
7	880781	0220	07/12/02	\$256,000	1190	0	6	1978	3	12780	N	N	21321 NE 60TH PL
7	062506	9118	04/10/02	\$214,000	1220	0	6	1969	3	9750	N	N	9425 195TH AV NE
													21049 NE NOVELTY HILL RD
7	805350	0521	01/28/02	\$230,000	1240	0	6	1943	4	11122	N	N	
7	880781	0410	02/27/02	\$216,000	1240	0	6	1976	3	9900	N	N	21204 NE 60TH PL
7	880781	0050	08/28/02	\$225,000	1240	0	6	1988	3	14404	N	N	6019 210TH AV NE
7	880781	0580	11/21/02	\$186,000	1250	0	6	1970	3	10812	N	N	6063 212TH AV NE
7	880781	0550	04/24/01	\$230,000	1250	0	6	1970	4	11725	N	N	6050 211TH AV NE
7	880781	0270	05/08/02	\$260,000	1740	0	6	1976	4	12510	N	N	21501 NE 60TH PL
7	880781	0190	10/22/01	\$245,000	1920	0	6	1984	3	14220	N	N	21223 NE 60TH PL
7	102506	9060	08/24/01	\$360,000	2390	0	6	1979	3	70567	N	N	7516 230TH AV NE
7	033960	0430	12/17/02	\$197,000	870	0	7	1986	3	2879	N	N	9103 183RD AV NE
7	033960	0510	03/29/01	\$187,950	870	0	7	1987	3	2926	N	N	9114 182ND AV NE
7	033960	0170	10/01/01	\$185,000	870	0	7	1986	3	2927	N	N	9111 183RD CT NE
7	102506	9039	11/20/02	\$375,000	1020	320	7	1963	3	187743	N	N	7821 238TH AV NE
7	880730	0570	10/18/02	\$235,000	1040	0	7	1978	3	9600	N	N	20701 NE 79TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	033960	0230	07/11/01	\$225,000	1060	0	7	1986	3	4000	N	N	9108 183RD CT NE
7	880770	0160	04/19/02	\$220,000	1140	0	7	1970	3	9711	N	N	9212 211TH PL NE
7	805350	0524	02/01/02	\$207,000	1150	1150	7	1969	3	9800	N	N	21053 NE NOVELTY HILL RD
7	727310	0031	05/17/02	\$245,000	1170	0	7	1987	3	62913	N	N	12029 194TH AV NE
7	312606	9089	01/09/02	\$278,000	1220	0	7	1967	4	42897	N	N	19004 NE REDMOND RD
7	124310	0197	04/24/01	\$260,000	1270	0	7	1961	3	21275	N	N	19452 NE REDMOND RD
7	033960	0020	02/10/02	\$242,800	1300	0	7	1985	3	3435	N	N	9111 182ND AV NE
7	033960	0220	10/19/02	\$239,950	1300	0	7	1986	3	3471	N	N	9104 183RD CT NE
7	033960	0150	08/01/02	\$248,950	1300	0	7	1986	3	3963	N	N	18119 NE 91ST CT
7	102506	9062	02/23/01	\$365,000	1300	0	7	1961	3	167706	N	N	7240 230TH AV NE
7	880770	0060	10/03/02	\$224,800	1320	0	7	1970	3	10540	N	N	21070 NE 91ST ST
7	052506	9109	04/26/01	\$200,000	1340	0	7	1951	2	19140	N	N	8018 199TH AV NE
7	152506	9048	02/25/02	\$293,500	1340	560	7	1968	4	30215	N	N	5057 236TH AV NE
7	033960	0370	05/08/01	\$259,950	1560	0	7	1987	3	2982	N	N	18218 NE 92ND ST
7	033960	0400	03/19/01	\$242,000	1560	0	7	1987	3	3422	N	N	18206 NE 92ND ST
7	042506	9042	04/04/02	\$330,500	1560	610	7	1980	4	54450	N	N	21915 NE 85TH ST
7	033960	0070	04/15/02	\$255,000	1640	0	7	1987	3	3440	N	N	18114 NE 91ST CT
7	102506	9225	02/27/01	\$291,000	1690	0	7	1988	3	40098	N	N	23715 NE 65TH PL
7	880781	0380	09/25/01	\$279,400	1730	0	7	1998	3	10450	N	N	21310 NE 60TH PL
													19907 NE UNION HILL RD
7	082506	9022	04/18/02	\$375,000	1780	0	7	1972	4	77972	N	N	
7	082506	9039	09/10/01	\$330,000	1820	0	7	1983	4	38525	N	N	6036 204TH PL NE
7	052506	9070	01/24/01	\$374,000	1850	0	7	1989	4	208216	N	N	8226 196TH AV NE
7	880781	0140	01/09/02	\$275,000	2060	0	7	1991	3	16380	N	N	21113 NE 60TH PL
7	124310	0045	12/05/02	\$560,000	2140	0	7	1987	3	188614	N	N	11220 196TH AV NE
7	102506	9112	09/19/02	\$330,000	1150	550	8	1969	4	37897	N	N	23028 NE 72ND PL
7	868221	0850	06/18/02	\$257,074	1185	0	8	2002	3	4502	N	N	11749 239TH AV NE
7	868221	1000	08/09/02	\$276,238	1200	0	8	2002	3	4138	N	N	11608 239TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	868221	1000	10/21/02	\$257,889	1200	0	8	2002	3	4138	N	N	11608 239TH AV NE
7	102506	9216	08/03/01	\$280,000	1300	620	8	1984	3	71438	N	N	23601 NE 64TH PL
7	241391	0200	06/15/01	\$365,000	1340	420	8	1973	4	77972	N	N	20918 NE 78TH ST
7	868221	0860	07/30/02	\$254,104	1340	0	8	2002	3	3900	N	N	11733 239TH AV NE
7	868221	0890	09/20/02	\$258,167	1340	0	8	2002	3	4225	N	N	11729 239TH AV NE
7	868221	0880	06/24/02	\$269,966	1350	0	8	2002	3	4225	N	N	11721 239TH AV NE
7	868221	0840	06/13/02	\$267,684	1350	0	8	2002	3	4473	N	N	11745 239TH AV NE
7	868221	0920	09/29/02	\$260,026	1365	0	8	2002	3	4225	N	N	11671 239TH AV NE
7	042506	9165	11/22/02	\$377,800	1440	820	8	1989	4	49470	N	N	21837 NE 97TH PL
7	751120	0310	04/10/02	\$407,500	1470	1080	8	1980	4	48351	N	N	22107 NE 54TH ST
7	133090	0060	03/09/01	\$287,500	1490	0	8	1981	4	39894	N	N	4613 229TH AV NE
7	381100	0010	06/19/02	\$385,000	1510	900	8	1983	3	40310	N	N	20720 NE 68TH ST
7	133091	0060	12/19/02	\$365,000	1550	670	8	1983	4	35006	N	N	23009 NE 51ST ST
7	868221	1180	07/17/02	\$370,273	1565	0	8	2002	3	4500	N	N	11742 239TH AV NE
7	868221	0790	08/09/02	\$325,219	1570	0	8	2002	3	5001	N	N	11662 238TH PL NE
7	102506	9135	02/13/02	\$345,000	1610	0	8	1987	4	34095	N	N	23716 NE 65TH PL
7	102506	9118	05/24/02	\$290,000	1630	360	8	1966	4	28516	N	N	7503 230TH AV NE
7	950885	0210	06/19/02	\$320,000	1660	900	8	1980	4	37344	N	N	6905 237TH AV NE
7	868221	0800	08/12/02	\$324,647	1670	0	8	2002	3	5000	N	N	11670 238TH PL SE
7	951091	0360	06/24/02	\$323,475	1695	0	8	2002	3	4436	N	N	6051 189TH PL NE
7	951091	0320	08/13/02	\$324,000	1700	0	8	2002	3	3745	N	N	5814 189TH PL NE
7	133090	0240	09/27/01	\$333,500	1720	740	8	1979	4	39360	N	N	4204 232ND AV NE
7	951091	0470	02/25/02	\$293,000	1730	0	8	2002	3	2898	N	N	18853 NE 62ND WY
7	951091	0490	04/17/02	\$297,000	1730	0	8	2002	3	2899	N	N	18845 NE 62ND WY
7	951091	0450	04/09/02	\$318,227	1730	0	8	2002	3	3831	N	N	6119 189TH PL NE
7	727310	0081	04/25/01	\$285,000	1740	0	8	1952	3	96703	N	N	18640 NE 116TH ST
7	154280	0150	12/23/02	\$288,000	1760	0	8	1996	3	3840	N	N	9773 184TH CT NE
7	133090	0470	03/30/01	\$315,000	1810	0	8	1989	3	47431	N	N	4721 229TH PL NE
7	868221	0870	09/23/02	\$310,800	1810	0	8	2002	3	3900	N	N	11741 239TH AVE NE
7	868221	0910	08/15/02	\$314,340	1810	0	8	2002	3	4225	N	N	11717 239TH AV NE
7	868221	0830	06/24/02	\$340,063	1810	0	8	2002	3	5481	N	N	11732 238TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	102506	9142	05/18/01	\$400,000	1820	600	8	1979	4	59241	N	N	23707 NE 63RD PL
7	868221	0820	10/28/02	\$363,308	1870	0	8	2002	3	4890	N	N	11716 238TH PL NE
7	751120	0100	07/23/01	\$309,000	1900	0	8	1984	4	54014	N	N	5427 219TH AV NE
7	951091	0480	05/07/02	\$312,900	1900	0	8	2002	3	2898	N	N	18849 NE 62ND WY
7	951091	0440	04/22/02	\$307,000	1900	0	8	2002	3	3283	N	N	6115 189TH PL NE
7	951091	0460	03/14/02	\$314,000	1900	0	8	2002	3	3631	N	N	18857 NE 62ND WY
7	292606	9099	08/02/02	\$407,500	1910	0	8	1986	3	108900	N	N	12322 196TH AV NE
7	868221	1190	06/26/02	\$388,589	1910	0	8	2002	3	4500	N	N	11750 239TH AV NE
7	868221	1170	07/24/02	\$376,939	1910	0	8	2002	3	4500	N	N	11734 239TH AV NE
7	868221	1160	07/10/02	\$371,380	1910	0	8	2002	3	4500	N	N	11726 239TH AV NE
7	092506	9026	05/15/01	\$354,950	1920	0	8	1986	3	34990	N	N	7211 221ST AV NE
7	868221	0810	08/20/02	\$355,970	1930	0	8	2002	3	5000	N	N	11708 238TH PL NE
7	951091	0500	04/23/02	\$320,000	1960	0	8	2002	3	3957	N	N	18841 NE 62ND WY
7	951091	0430	05/01/02	\$319,741	1960	0	8	2002	3	4634	N	N	6109 189TH PL NE
7	133090	0200	01/10/02	\$385,000	1970	1030	8	1980	4	33280	N	N	22959 NE 42ND ST
7	133090	0100	05/10/01	\$303,400	1990	0	8	1980	4	45738	N	N	4419 229TH AV NE
7	178730	0230	05/28/02	\$360,000	2050	0	8	1987	4	35022	N	N	22805 NE 57TH ST
7	162506	9002	04/24/01	\$562,000	2080	0	8	1993	3	218235	N	N	22018 NE 56TH ST
7	292606	9040	01/22/01	\$433,950	2080	2080	8	1962	3	115869	N	N	12116 196TH AV NE
7	312606	9036	11/19/01	\$285,000	2100	0	8	1978	3	71874	N	N	18505 NE 109TH ST
7	178730	0060	04/24/01	\$454,950	2140	660	8	1984	4	35103	N	N	22918 NE 57TH ST
7	868221	1210	07/17/02	\$390,449	2155	0	8	2002	3	6638	N	N	11812 239TH AV NE
7	868221	0520	08/01/02	\$486,731	2165	0	8	2002	3	6949	N	N	11731 238TH PL NE
7	172506	9038	10/30/02	\$300,000	2180	0	8	1950	3	78843	N	N	19780 NE 55TH PL
7	052506	9063	09/04/01	\$439,500	2220	0	8	1993	3	106286	N	N	9310 208TH AV NE
7	092506	9142	01/11/01	\$415,000	2220	0	8	1988	3	64468	N	N	22462 NE 60TH ST
7	751120	0370	11/19/02	\$325,000	2260	0	8	1980	4	34565	N	N	5321 221ST AV NE
7	868221	1200	07/17/02	\$390,202	2305	0	8	2002	3	6388	N	N	11804 239TH AV NE
7	133091	0010	04/15/02	\$375,000	2330	0	8	1983	4	36301	N	N	22807 NE 51ST ST
7	042506	9109	07/09/01	\$421,950	2340	0	8	1990	3	42209	N	N	22210 NE 85TH ST
7	042506	9160	07/17/01	\$389,950	2350	0	8	1988	4	46609	N	N	21619 NE 97TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	052506	9047	11/07/01	\$385,000	2350	0	8	1972	4	88862	N	N	9721 208TH AV NE
7	262170	0040	09/10/02	\$370,000	2350	0	8	1980	3	39158	N	N	7334 217TH CT NE
7	812150	0040	08/15/02	\$347,500	2360	0	8	1975	4	40635	N	N	6235 230TH AV NE
7	082506	9099	08/06/01	\$444,000	2390	0	8	1987	4	42697	N	N	6106 208TH AV NE
7	178730	0200	03/09/01	\$334,000	2410	0	8	1988	4	35096	N	N	22903 NE 57TH ST
7	082506	9077	08/07/01	\$557,750	2420	0	8	1978	3	100318	N	N	6310 208TH AV NE
7	381101	0040	11/26/02	\$441,000	2420	0	8	1983	4	28277	N	N	20633 NE 66TH PL
													19836 NE REDMOND RD
7	124310	0080	02/20/02	\$430,500	2480	0	8	1994	3	88427	N	N	
7	133090	0620	05/31/02	\$365,000	2490	0	8	1980	4	39300	N	N	4503 232ND AV NE
7	292606	9120	05/17/01	\$435,000	2520	0	8	1994	3	50963	N	N	11724 201ST PL NE
7	102506	9042	11/18/02	\$350,000	2530	0	8	1979	4	47916	N	N	24129 NE 75TH ST
7	751121	0020	04/16/01	\$370,000	2560	0	8	1984	3	39045	N	N	22723 NE 46TH ST
7	751120	0180	06/14/02	\$345,000	2570	0	8	1980	3	39330	N	N	22235 NE 54TH ST
7	751121	0350	12/21/01	\$396,000	2580	0	8	1984	3	49493	N	N	4819 228TH AV NE
7	106130	0020	04/22/02	\$465,000	2730	0	8	1988	3	36570	N	N	21618 NE 76TH ST
7	172506	9069	11/16/01	\$420,000	2790	0	8	1983	4	83635	Y	N	21006 NE 58TH ST
7	178730	0100	06/21/01	\$390,000	2820	0	8	1984	4	37643	N	N	23128 NE 57TH ST
7	092506	9042	09/10/01	\$369,000	2840	0	8	1984	3	54400	N	N	22039 NE 74TH PL
7	133091	0140	04/06/01	\$365,000	2880	0	8	1983	4	36496	N	N	23016 NE 51ST ST
7	133090	0660	06/20/01	\$412,000	2890	390	8	1980	4	28215	N	N	4401 232ND AV NE
7	950885	0080	05/07/01	\$366,500	2910	0	8	1992	4	30250	N	N	7231 237TH AV NE
7	950885	0240	01/07/02	\$337,000	2990	0	8	1980	4	29675	N	N	6924 237TH AV NE
7	950885	0200	05/08/01	\$379,000	2990	0	8	1980	4	33717	N	N	6913 237TH AV NE
7	102506	9012	11/19/01	\$460,000	3080	0	8	1981	3	114998	N	N	23515 NE 61ST ST
7	732290	0150	08/23/01	\$445,000	1980	540	9	1987	4	32693	N	N	5125 240TH AV NE
7	951091	0210	07/09/02	\$372,636	2040	0	9	2002	3	4566	N	N	6056 189TH PL NE
7	951091	0130	03/01/02	\$347,215	2040	0	9	2002	3	4607	N	N	6202 189TH PL NE
7	951091	0150	05/07/02	\$357,000	2040	0	9	2002	3	4987	N	N	6120 189TH PL NE
7	951091	0260	08/12/02	\$382,674	2095	0	9	2002	3	4497	N	N	5936 189TH PL NE
7	805350	0281	03/21/01	\$339,000	2110	0	9	1992	3	22678	N	N	20644 NE NOVELTY

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
													HILL RD
7	951091	0200	06/27/02	\$363,000	2115	0	9	2002	3	4257	N	N	6060 189TH PL NE
7	951091	0110	03/22/02	\$353,000	2115	0	9	2002	3	5416	N	N	6214 189TH PL NE
7	951091	0420	06/24/02	\$356,441	2115	0	9	2002	3	6690	N	N	6105 189TH PL NE
7	951091	0140	04/10/02	\$362,000	2225	0	9	2002	3	4938	N	N	6124 189TH PL NE
7	951091	0120	04/15/02	\$373,000	2225	0	9	2002	3	5055	N	N	6208 189TH PL NE
7	152506	9059	02/09/01	\$645,000	2260	0	9	1995	3	206474	N	N	23928 NE 58TH PL
7	951091	0370	07/01/02	\$357,794	2290	0	9	2002	3	5041	N	N	6055 189TH PL NE
7	951091	0160	06/04/02	\$368,889	2310	0	9	2002	3	4707	N	N	6114 189TH PL NE
7	951091	0180	06/07/02	\$378,381	2315	0	9	2002	3	4170	N	N	6102 189TH PL NE
7	732290	0010	05/07/02	\$420,000	2340	0	9	1987	4	32228	N	N	23605 NE 54TH PL
7	951091	0230	08/13/02	\$388,000	2375	0	9	2002	3	4807	N	N	6048 189TH PL NE
7	951091	0220	07/30/02	\$382,000	2375	0	9	2002	3	5087	N	N	6052 189TH PL NE
7	951091	0170	07/31/02	\$378,000	2420	0	9	2002	3	4366	N	N	6106 189TH PL NE
7	951091	0190	08/05/02	\$381,000	2420	0	9	2002	3	4389	N	N	6064 189TH PL NE
7	102506	9024	06/27/02	\$462,500	2430	0	9	1990	3	57934	N	N	6833 232ND AV NE
7	951091	0100	05/30/02	\$385,000	2435	0	9	2002	3	5191	N	N	6220 189TH PL NE
7	732290	0090	05/03/02	\$385,000	2500	0	9	1987	4	42308	N	N	5307 240TH AV NE
7	751121	0200	07/13/01	\$439,000	2600	0	9	1987	3	35897	N	N	4825 225TH AV NE
7	133090	0710	06/20/01	\$400,000	2630	0	9	1980	4	32505	N	N	4306 229TH AV NE
7	732290	0240	08/08/02	\$444,000	2650	0	9	1987	4	41139	N	N	5010 243RD AV NE
7	732290	0040	07/19/01	\$435,000	2710	0	9	1989	4	35040	N	N	23721 NE 54TH PL
7	162506	9118	08/05/02	\$599,000	2800	0	9	1986	4	94960	N	N	22718 NE 57TH CT
7	352606	9063	06/28/01	\$599,000	2800	0	9	1985	3	216493	Y	N	10116 248TH AV NE
7	751121	0290	02/10/01	\$429,950	2860	0	9	1984	3	36183	N	N	22542 NE 46TH ST
7	751121	0220	08/07/01	\$435,500	2950	0	9	1987	3	35000	N	N	4924 225TH AV NE
7	805350	0301	06/21/02	\$450,000	3080	0	9	1979	3	38930	N	N	10033 208TH CT NE
7	751121	0250	07/12/01	\$510,000	3120	730	9	1987	3	62366	N	N	4816 225TH AV NE
7	312150	0170	02/05/02	\$510,000	3170	0	9	1993	3	24909	N	N	7719 235TH PL NE
7	092506	9169	09/11/01	\$500,000	3180	0	9	1987	3	40107	N	N	21710 NE 76TH ST
7	805350	0500	12/02/02	\$680,000	3230	1540	9	1977	4	107157	N	N	10320 210TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	751121	0310	01/23/01	\$439,000	3350	0	9	1985	3	35298	N	N	22720 NE 46TH ST
7	082506	9096	05/24/01	\$474,900	3470	0	9	1985	3	41317	N	N	20715 NE 70TH PL
7	102506	9220	02/21/01	\$599,950	3510	0	9	2000	3	40001	N	N	7225 230TH AV NE
7	770199	0640	07/05/02	\$600,000	2110	1630	10	1997	3	23970	N	N	19912 NE 121ST ST
7	312150	0060	03/26/02	\$439,500	2400	0	10	1992	3	25411	N	N	7731 234TH PL NE
7	152506	9117	07/26/02	\$440,000	2410	0	10	1991	3	35851	N	N	23613 NE 45TH PL
7	352800	0330	06/21/02	\$627,500	2860	0	10	1988	4	28313	N	N	6751 214TH AV NE
7	352801	0200	03/02/01	\$595,000	2900	0	10	1989	3	44165	N	N	6615 223RD AV NE
7	770199	0490	06/20/02	\$618,000	2910	0	10	1995	3	16213	N	N	12216 201ST CT NE
7	221580	0030	10/09/02	\$520,250	2930	0	10	1993	3	35728	N	N	11030 220TH PL NE
7	312150	0320	06/18/02	\$535,000	2980	0	10	1993	3	23143	N	N	7825 233RD AV NE
7	166850	0080	07/19/02	\$507,500	3010	0	10	1986	4	35006	N	N	22327 NE 46TH ST
7	312150	0110	06/04/01	\$542,000	3050	0	10	1993	3	30756	N	N	7700 234TH PL NE
7	770199	0090	06/19/02	\$645,000	3090	0	10	1994	3	23487	N	N	12025 198TH CT NE
7	352950	0120	07/29/01	\$635,000	3110	0	10	1994	3	38649	N	N	8128 213TH PL NE
7	221580	0070	09/23/02	\$559,950	3140	0	10	1994	3	35167	N	N	11029 220TH PL NE
7	770199	0410	10/14/02	\$586,000	3140	0	10	1996	3	15461	N	N	19849 NE 124TH PL
7	162506	9081	06/07/01	\$925,000	3160	1260	10	1986	4	219106	N	N	21820 NE 56TH ST
7	770199	0390	09/14/01	\$622,500	3170	0	10	1996	3	18699	N	N	19848 NE 124TH PL
7	152506	9113	09/05/01	\$640,000	3190	0	10	1992	3	38428	N	N	5803 231ST AV NE
7	770199	0430	09/20/02	\$679,000	3210	0	10	1994	3	17090	N	N	12419 198TH DR NE
7	770199	0610	06/05/02	\$625,000	3260	0	10	1994	3	24475	N	N	20020 NE 121ST ST
7	352950	0200	11/01/02	\$677,250	3270	0	10	1994	3	27581	Y	N	21417 NE 81ST ST
7	770199	0770	03/15/01	\$610,000	3270	0	10	1994	3	15287	N	N	12420 198TH AV NE
7	770199	0620	10/28/02	\$639,000	3270	0	10	1996	3	22353	N	N	20010 NE 121ST ST
7	352800	0160	08/02/01	\$584,000	3300	0	10	1987	4	35064	N	N	6752 214TH AV NE
7	770199	0580	09/27/02	\$635,000	3330	0	10	1993	3	22302	N	N	20017 NE 122ND PL
7	352950	0210	11/26/01	\$600,000	3370	0	10	1994	3	29856	Y	N	21507 NE 81ST ST
7	770199	0740	01/19/01	\$614,000	3410	0	10	1996	3	15159	N	N	19842 NE 124TH CT
7	042506	9153	08/22/01	\$715,000	3420	0	10	1997	3	45738	N	N	9819 218TH PL NE
7	352800	0430	08/09/02	\$660,000	3450	0	10	1988	4	92461	N	N	21507 NE 67TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	352950	0300	07/17/01	\$635,000	3450	0	10	1994	3	30125	N	N	21825 NE 81ST ST
7	751121	0370	07/11/01	\$690,000	3460	0	10	1986	3	74131	N	N	4827 228TH AV NE
7	363680	0090	07/03/01	\$650,000	3510	0	10	1997	3	26247	Y	N	21518 NE 84TH ST
7	815580	0120	05/30/01	\$610,000	3550	0	10	1998	3	40491	N	N	23942 NE 69TH PL
7	363680	0040	06/08/01	\$645,000	3560	0	10	1996	3	34471	N	N	21708 NE 84TH ST
7	770210	0010	06/15/01	\$589,900	3560	0	10	1995	3	41877	N	N	23736 NE 61ST ST
7	292606	9065	10/29/02	\$745,000	3624	0	10	1999	3	87991	N	N	11925 204TH AVE NE
7	363680	0240	04/15/02	\$670,000	3660	0	10	1997	3	37333	Y	N	21511 NE 84TH ST
7	152506	9139	03/12/01	\$749,000	3930	0	10	1998	3	59232	N	N	24207 NE 59TH LN
7	052506	9122	09/13/01	\$720,000	4640	0	10	1991	3	47970	N	N	20708 NE 90TH ST
7	929085	0600	03/11/02	\$599,000	2380	1510	11	1991	3	38143	N	N	10500 218TH AV NE
7	352801	0160	05/20/02	\$558,000	2950	0	11	1989	3	44458	N	N	6735 223RD AV NE
7	352801	0160	11/06/02	\$550,000	2950	0	11	1989	3	44458	N	N	6735 223RD AV NE
7	929085	0770	06/26/01	\$700,000	3030	0	11	1989	3	36180	N	N	10220 214TH AV NE
7	929085	0750	05/24/01	\$725,000	3180	0	11	1989	3	35557	N	N	21422 NE 103RD ST
7	352800	0381	09/25/02	\$755,000	3250	0	11	1988	4	28203	N	N	21403 NE 67TH ST
7	352801	0080	06/10/02	\$790,000	3300	0	11	1988	3	36062	N	N	22205 NE 66TH PL
7	152506	9120	04/26/01	\$715,000	3330	0	11	1994	3	57934	N	N	5330 242ND PL NE
7	929085	0240	08/28/02	\$697,000	3350	0	11	1989	3	36290	N	N	21609 NE 102ND ST
7	352800	0510	05/31/02	\$725,000	3390	0	11	1988	3	96574	N	N	21845 NE 69TH ST
7	352801	0210	11/08/02	\$715,000	3420	0	11	1989	3	35024	N	N	22230 NE 66TH PL
7	929085	0970	06/25/02	\$685,000	3630	0	11	1989	3	31613	N	N	21512 NE 101ST ST
7	770199	0310	06/26/01	\$720,000	3690	0	11	1996	3	22068	N	N	12112 202ND AV NE
7	929085	0680	07/16/01	\$694,000	3690	0	11	1991	3	29523	N	N	21715 NE 105TH PL
7	929085	0730	02/16/02	\$640,000	3690	0	11	1989	3	35098	N	N	21518 NE 103RD ST
7	929085	0110	06/12/02	\$660,000	3690	0	11	1989	3	35533	N	N	21318 NE 101ST CT
7	352800	0565	11/07/02	\$712,500	3700	0	11	1987	4	72309	N	N	6914 218TH AV NE
7	929085	0510	03/28/02	\$667,000	3770	0	11	1990	3	50607	N	N	21827 NE 104TH PL
7	929085	0520	02/21/02	\$655,000	4000	0	11	1991	3	37253	N	N	21835 NE 104TH PL
7	295440	0490	04/24/02	\$1,290,000	4180	0	11	1996	3	32940	N	N	6703 204TH DR NE
7	929085	0590	09/17/01	\$710,000	4180	0	11	1992	3	32242	N	N	21802 NE 104TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	352606	9084	10/22/01	\$685,000	4260	0	11	1997	3	223462	Y	N	10930 250TH AV NE
7	815580	0080	01/16/02	\$770,000	4490	0	11	1989	3	36277	N	N	6508 240TH WY NE
7	929085	0030	05/18/01	\$799,950	4603	0	11	1989	3	55702	N	N	21326 NE 103RD CT
7	295440	0230	10/23/02	\$1,150,000	4170	0	12	1990	3	29183	N	N	6332 204TH DR NE
7	295440	0370	08/05/02	\$1,370,000	4250	0	12	1992	3	39570	N	N	6139 204TH DR NE
7	133091	0350	07/31/01	\$912,500	4340	0	12	1994	4	113543	N	N	22836 NE 54TH ST
7	815580	0310	05/21/01	\$1,175,000	4700	1950	12	1990	3	37056	N	Y	6401 240TH WY NE
7	052506	9028	12/20/01	\$1,705,000	6680	0	12	1998	3	167270	N	N	20015 NE 85TH ST
10	020310	0575	06/18/02	\$183,000	420	0	3	1948	3	22189	N	Y	3267 E AMES LAKE LN NE
10	020310	0290	10/15/02	\$290,000	700	0	4	1945	3	12750	Y	Y	4042 W AMES LAKE DR NE
10	020310	0530	04/26/01	\$340,000	1030	0	6	1948	4	36052	Y	Y	3435 E AMES LAKE LN NE
10	020390	0600	07/23/02	\$201,950	1060	0	6	1977	3	17050	N	N	27808 NE 33RD ST
10	020390	0130	03/20/02	\$195,000	1230	0	6	1963	3	10350	N	N	27606 NE 35TH ST
10	020310	0520	02/25/01	\$280,000	1410	0	6	1987	3	24352	Y	N	3443 E AMES LAKE DR NE
10	142800	0020	06/11/02	\$275,000	1500	0	6	1983	3	126759	N	N	4900 260TH AV NE
10	020390	0450	08/29/01	\$230,000	1580	0	6	1989	3	14000	N	N	3500 278TH PL NE
10	142800	1200	01/16/02	\$280,000	900	900	7	1981	3	132422	N	N	4204 272ND AV NE
10	020310	1380	06/25/01	\$245,000	1000	0	7	1976	3	30047	N	N	3021 W AMES LAKE DR NE
10	020310	1010	12/12/02	\$279,900	1060	750	7	1993	3	24000	N	N	3641 W AMES LAKE DR NE
10	020390	0920	06/12/02	\$217,000	1128	0	7	1996	3	9879	N	N	2850 280TH AV NE
10	020390	0780	12/06/02	\$245,000	1160	0	7	1995	3	10316	N	N	3005 280TH AV NE
10	020390	0520	09/21/01	\$223,500	1180	0	7	1991	3	12000	N	N	3405 277TH PL NE
10	321129	0290	03/08/01	\$289,950	1180	0	7	1992	3	23010	N	N	27416 NE 30TH WY
10	321129	0380	10/09/01	\$288,000	1180	400	7	1992	3	28617	N	N	3110 273RD AV NE
10	321129	0190	11/05/01	\$285,000	1180	0	7	1992	3	29929	N	N	27305 NE 30TH WY
10	321129	0090	04/15/02	\$295,000	1180	400	7	1992	3	31256	N	N	27236 NE 31ST PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	321129	0220	02/09/01	\$262,000	1180	400	7	1992	3	32633	N	N	27327 NE 30TH WY
10	321129	0350	05/30/02	\$296,000	1180	400	7	1992	3	34062	N	N	3026 273RD AV NE
10	321129	0030	08/15/01	\$270,000	1180	400	7	1992	3	35356	N	N	27524 NE 31ST CT
10	142730	0120	09/23/01	\$239,950	1190	570	7	1990	3	16418	N	N	26642 NE 51ST ST
10	142800	1100	08/31/01	\$252,500	1210	0	7	1996	3	41369	N	N	27010 NE 45TH ST
													3630 W AMES LAKE DR NE
10	020310	0190	05/07/02	\$550,000	1270	970	7	1991	3	10800	Y	Y	
10	020390	0380	10/18/01	\$205,000	1300	0	7	1977	3	8800	N	N	3507 279TH AV NE
10	142800	0391	11/29/01	\$247,000	1320	700	7	1969	3	50529	N	N	4842 264TH AV NE
10	020310	1525	06/27/02	\$325,000	1350	0	7	1982	3	51380	N	N	28919 NE 34TH CT
10	730200	0530	07/17/02	\$325,000	1390	480	7	1978	3	35100	N	N	4921 277TH AV NE
													3605 W AMES LAKE DR NE
10	020310	0980	12/18/01	\$290,000	1400	450	7	1979	3	26880	N	N	
10	321129	0150	11/06/01	\$293,500	1410	490	7	1992	3	26916	N	N	3017 273RD AV NE
10	321129	0340	02/01/01	\$283,000	1410	490	7	1992	3	27956	N	N	3014 273RD AV NE
10	321129	0360	05/24/01	\$315,000	1410	490	7	1992	3	32512	N	N	3034 273RD AV NE
													3028 E AMES LAKE DR NE
10	020310	1340	05/17/01	\$320,000	1440	430	7	1990	3	24000	N	N	
10	182507	9076	11/21/01	\$255,000	1470	0	7	1989	3	39396	N	N	28346 NE 41ST PL
													4131 AMES LAKE-CARNATION RD NE
10	182507	9075	09/05/01	\$251,000	1550	0	7	1984	3	35046	N	N	
10	321129	0080	07/23/01	\$275,000	1610	0	7	1992	3	24101	N	N	27240 NE 31ST PL
10	321129	0040	06/22/01	\$275,500	1640	0	7	1992	3	32571	N	N	27520 NE 31ST CT
10	020310	0845	12/16/02	\$283,500	1660	0	7	1980	3	18009	N	N	28004 NE 33RD ST
10	302507	9031	11/25/02	\$384,000	1660	0	7	1992	3	74052	N	N	28826 NE TOLT HILL RD
10	730200	0650	02/19/02	\$277,466	1700	0	7	1978	3	60112	N	N	27919 NE 49TH ST
10	020310	1150	08/09/01	\$279,500	1705	0	7	1996	3	17600	N	N	3711 289TH AV NE
10	318311	0070	09/25/01	\$293,000	1730	0	7	1988	3	30844	N	N	28831 NE 10TH ST
													3234 E AMES LAKE DR NE
10	020310	1260	03/29/01	\$293,500	1750	0	7	1970	3	26880	N	N	
10	302507	9098	11/28/01	\$331,200	1760	370	7	1977	4	58370	N	N	1828 290TH AV NE
10	302507	9098	04/11/01	\$299,950	1760	370	7	1977	4	58370	N	N	1828 290TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	182507	9079	05/06/02	\$319,950	1860	0	7	1989	3	44431	N	N	4448 278TH AV NE
10	318310	0190	04/15/02	\$319,950	2010	0	7	1987	3	42654	N	N	1107 291ST AV NE
10	142506	9080	02/20/02	\$412,500	2150	0	7	1994	3	212572	N	N	24614 NE 52ND PL
10	142800	1360	07/08/02	\$350,000	2420	0	7	1993	3	38430	N	N	27620 NE 45TH ST
10	020400	0110	09/17/02	\$271,000	2630	0	7	1976	3	12950	N	N	3406 279TH AV NE
10	142800	0620	10/10/02	\$299,000	2660	0	7	1987	3	40075	N	N	26715 NE 50TH ST
10	730200	0500	03/27/01	\$225,000	1240	0	8	1978	3	38095	N	N	5105 277TH AV NE
10	302507	9097	08/14/02	\$276,000	1340	0	8	1978	3	52272	Y	N	1910 290TH AV NE
10	302507	9137	03/15/01	\$285,000	1400	380	8	1985	3	87120	N	N	1839 280TH AV NE
													3027 W AMES LAKE DR NE
10	020310	1385	06/13/01	\$316,000	1420	590	8	1996	3	32485	Y	N	
10	142800	0140	10/19/01	\$280,000	1510	0	8	1976	3	104544	N	N	4114 260TH AV NE
10	020310	1194	08/27/01	\$342,000	1610	770	8	1996	3	16240	N	N	3515 289TH AV NE
													27476 NE QUAIL CREEK DR
10	321131	0010	12/21/01	\$320,000	1770	0	8	1995	3	32445	N	N	
10	142800	1181	09/24/02	\$340,000	1890	0	8	1985	3	40375	N	N	27106 NE 40TH ST
10	730201	0030	05/14/02	\$349,950	1890	0	8	1977	3	41760	N	N	27811 NE 47TH ST
10	202507	9055	07/26/02	\$360,000	1900	0	8	1984	3	70131	N	N	29229 NE TOLT HILL RD
10	730200	0620	07/11/01	\$293,000	1950	0	8	1977	3	36400	N	N	27809 NE 49TH ST
10	142800	0690	03/13/02	\$348,700	1960	0	8	1978	3	81021	N	N	26628 NE 45TH ST
10	142800	1385	06/24/01	\$345,000	1980	0	8	1990	3	35447	N	N	26226 NE 45TH ST
10	132506	9086	02/08/01	\$327,500	1990	0	8	1996	3	30020	N	N	26325 NE 54TH PL
10	730200	0390	02/01/02	\$308,000	2000	0	8	1978	3	52707	N	N	27714 NE 49TH ST
10	142800	1382	06/05/02	\$385,000	2100	0	8	1989	3	44129	N	N	4607 264TH AV NE
10	142800	1120	03/08/01	\$335,000	2210	0	8	1991	3	57499	N	N	4406 270TH AV NE
10	730200	0540	10/24/02	\$349,000	2320	0	8	1978	3	35100	N	N	4905 277TH AV NE
													3033 W AMES LAKE DR NE
10	020310	1390	06/25/02	\$428,000	2380	0	8	1984	3	50094	N	N	
10	697991	0020	07/02/02	\$386,400	2380	0	8	1997	3	25419	N	N	27919 NE 28TH CT
10	697991	0020	08/28/01	\$364,000	2380	0	8	1997	3	25419	N	N	27919 NE 28TH CT
10	182507	9094	06/20/02	\$375,000	2420	0	8	1996	3	41496	N	N	4049 AMES LAKE-

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**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
													CARNATION RD NE
10	697991	0010	09/11/02	\$395,000	2498	0	8	1997	3	30096	N	N	27905 NE 28TH CT
10	142506	9038	11/08/01	\$345,000	2620	0	8	1984	3	109771	Y	N	25509 NE 42ND PL
10	697992	0060	03/09/01	\$407,000	2640	0	8	1997	3	28972	N	N	27514 NE QUAIL CREEK DR
10	302507	9089	04/05/02	\$344,000	2700	0	8	1968	4	26880	N	N	28539 NE TOLT HILL RD
10	132506	9084	11/09/01	\$428,000	2710	0	8	1998	3	29600	N	N	26326 NE 54TH PL
10	022506	9018	10/29/02	\$690,000	2770	0	8	1959	3	599821	N	N	25626 NE 80TH ST
10	112506	9095	07/26/02	\$535,000	3050	0	8	1990	3	244807	N	N	7120 248TH AV NE
10	730200	0350	03/20/01	\$390,000	3100	0	8	1990	3	48144	N	N	5117 279TH AV NE
10	020360	0110	10/23/02	\$330,000	1730	0	9	1996	3	32442	N	N	6018 284TH WY NE
10	020360	0500	01/02/01	\$442,950	2030	940	9	1998	3	42244	N	N	28528 NE 63RD WY
10	142800	0345	05/25/01	\$387,490	2080	0	9	1993	3	47825	N	N	4524 264TH AV NE
10	020360	0140	02/19/02	\$375,000	2150	0	9	1996	3	31238	N	N	6124 284TH WY NE
10	020360	0610	06/15/01	\$422,500	2180	600	9	1997	3	53799	N	N	6335 284TH WY NE
													28021 NE AMES LAKE RD
10	020310	1484	10/25/01	\$425,000	2202	758	9	1997	3	41820	N	N	
10	142800	0270	08/21/02	\$400,000	2380	0	9	1992	3	51244	N	N	4040 264TH AV NE
10	020360	0010	04/24/02	\$395,000	2450	0	9	1998	3	71438	N	N	28203 NE 63RD WY
10	020340	0030	06/01/01	\$425,000	2500	0	9	1996	3	29861	N	N	28101 NE QUAIL CREEK DR
10	697990	0200	01/11/02	\$415,700	2500	0	9	1995	3	23971	N	N	27909 NE 26TH ST
10	020360	0270	12/07/01	\$421,500	2600	0	9	1997	3	29678	N	N	28671 NE 63RD WY
10	020360	0160	08/12/02	\$420,000	2610	0	9	1996	3	37650	N	N	6234 284TH WY NE
10	020360	0580	07/03/01	\$412,000	2610	0	9	1996	3	43805	N	N	6332 284TH WY NE
													2505 QUAIL CREEK WY NE
10	697990	0330	03/15/02	\$420,000	2630	0	9	1996	3	28298	N	N	
10	192507	9046	06/08/01	\$443,000	2730	0	9	2001	3	40696	N	N	3113 280TH AVE NE
10	020360	0590	02/25/02	\$436,000	2770	0	9	1997	3	63118	N	N	6338 284TH WY NE
10	020340	0170	07/24/01	\$425,000	2790	0	9	1997	3	23349	N	N	2525 281ST AV NE
10	072507	9042	08/15/01	\$543,000	2890	0	9	1995	3	218671	N	N	6009 AMES LAKE-CARNATION RD NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	697990	0300	11/07/02	\$462,500	2910	0	9	1997	3	22967	N	N	2619 QUAIL CREEK WY NE
10	232480	0130	02/13/02	\$462,000	2920	0	9	1996	3	26960	N	N	7233 245TH WY NE
10	891300	0330	01/11/01	\$525,000	3000	0	9	1990	3	47044	Y	N	29301 NE 11TH ST
10	020360	0300	11/27/01	\$459,900	3130	0	9	1990	3	40105	N	N	28672 NE 63RD WY
10	232480	0280	08/06/01	\$469,188	3180	0	9	1995	3	47849	N	N	7730 245TH WY NE
10	020360	0440	04/10/01	\$470,000	3450	0	9	1998	3	55240	N	N	6465 286TH PL NE
10	232480	0270	01/07/02	\$509,950	3470	0	9	1995	3	46961	N	N	7712 245TH WY NE
10	082507	9020	04/16/01	\$632,000	4130	0	9	1992	3	218671	N	N	29325 NE 62ND PL
10	020500	0690	10/24/02	\$440,000	1750	1010	10	1996	3	42079	N	N	26114 NE 27TH DR
10	020500	0400	07/22/02	\$430,250	2280	0	10	1993	3	33305	N	N	26307 NE 25TH ST
10	020500	0400	01/03/01	\$397,000	2280	0	10	1993	3	33305	N	N	26307 NE 25TH ST
10	020500	0540	02/14/01	\$416,000	2280	0	10	1992	3	38132	N	N	25825 NE 25TH ST
10	020500	0270	10/03/01	\$385,000	2280	0	10	1993	3	40307	N	N	2512 261ST CT NE
10	020500	0250	02/20/01	\$410,000	2290	0	10	1993	3	34498	N	N	2505 261ST CT NE
10	020500	0250	05/10/02	\$410,000	2290	0	10	1993	3	34498	N	N	2505 261ST CT NE
10	020500	0240	06/17/02	\$437,500	2330	0	10	1994	3	33881	N	N	26004 NE 25TH ST
10	020500	0340	12/16/02	\$423,500	2410	0	10	1992	3	27193	N	N	2504 263RD CT NE
10	020500	0370	07/03/01	\$417,000	2410	0	10	1992	3	38640	N	N	26331 NE 25TH ST
10	020500	0660	06/01/01	\$436,450	2430	630	10	1997	3	43995	N	N	26018 NE 27TH DR
10	020500	0120	05/08/01	\$420,000	2540	0	10	1996	3	32647	N	N	26215 NE 27TH DR
10	020500	0140	01/14/02	\$405,000	2650	0	10	1995	3	26774	N	N	26125 NE 27TH DR
10	020500	0130	12/06/02	\$432,500	2660	0	10	1995	3	31512	Y	N	26205 NE 27TH DR
10	020500	0050	12/20/02	\$440,000	2710	0	10	1993	3	45537	N	N	2420 265TH AV NE
10	020500	0050	05/24/01	\$425,000	2710	0	10	1993	3	45537	N	N	2420 265TH AV NE
10	020500	0090	02/13/01	\$452,500	2740	0	10	1994	3	34449	N	N	26419 NE 27TH DR
10	020500	0110	05/13/02	\$449,000	2760	0	10	1996	3	36371	N	N	26403 NE 27TH DR
10	133200	0240	06/05/02	\$465,000	2760	0	10	1995	3	48043	N	N	4405 251ST WY NE
10	020500	0700	07/17/01	\$454,500	2770	0	10	1997	3	50529	N	N	26126 NE 27TH DR
10	133200	0230	06/07/02	\$455,000	2820	0	10	1995	3	42543	N	N	4417 251ST WY NE
10	133200	0140	01/03/01	\$520,000	3190	0	10	1998	3	45945	N	N	25129 NE 47TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	111720	0400	11/11/02	\$734,000	3400	0	10	1998	3	92472	N	N	25827 NE 30TH CT
10	697990	0010	04/02/01	\$720,950	3420	0	10	2000	3	183387	N	N	27517 NE QUAIL CREEK DR
10	111720	0130	04/12/02	\$680,000	3570	0	10	1997	3	106290	N	N	3907 259TH WY NE
10	020360	0410	07/23/02	\$552,000	3580	0	10	1999	3	49800	N	N	6424 286TH PL NE
10	302507	9159	04/22/02	\$635,000	4020	0	10	2001	3	46174	N	N	28014 NE 21ST ST
10	111720	0140	07/17/01	\$800,000	5132	0	10	1997	3	97895	N	N	25812 NE 39TH WY
10	111720	0540	06/14/02	\$685,000	2873	0	11	1996	3	65952	N	N	25914 NE 32ND ST
10	238600	0150	03/07/01	\$592,500	3170	0	11	1990	3	80875	N	N	3507 264TH AV NE
10	238600	0010	02/25/02	\$565,000	3170	0	11	1989	3	87157	N	N	3210 264TH AV NE
10	238600	0380	02/27/02	\$649,900	3370	0	11	1990	3	68116	N	N	26019 NE 34TH ST
10	111720	0430	12/14/01	\$626,000	3400	0	11	1998	3	88519	N	N	25927 NE 29TH PL
10	232506	9014	12/11/02	\$875,000	3566	0	11	2000	3	431117	N	N	25620 NE 30TH CT
10	238600	0140	04/05/02	\$699,950	3850	0	11	1990	3	50727	N	N	3912 264TH AV NE
10	238600	0060	09/16/02	\$865,000	4160	0	11	1991	3	79768	N	N	3400 264TH AV NE
10	111720	0460	01/10/02	\$770,000	4240	0	11	1998	3	74256	N	N	25906 NE 29TH PL
10	111720	0390	04/11/01	\$1,267,932	4460	0	11	2001	3	103382	N	N	25711 NE 30TH CT
10	238600	0200	04/24/02	\$765,000	3710	0	12	1990	3	91804	N	N	26122 NE 34TH ST
10	723755	0310	05/14/01	\$1,360,000	3890	1530	12	2001	3	101930	N	N	25005 NE PATTERSON WY
10	723755	0280	07/29/02	\$1,038,500	4550	0	12	2000	3	70567	N	N	24525 NE PATTERSON WY
10	723755	0180	03/12/02	\$1,300,000	5770	0	12	2000	3	60548	N	N	5840 245TH PL NE
10	723755	0150	12/18/02	\$1,525,000	6010	0	12	2001	3	48787	N	N	5837 246TH PL NE
10	723755	0040	07/26/01	\$1,600,000	6110	0	12	2001	3	111515	N	N	5712 251ST CT NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	32506	9017	03/18/02	\$135,000	MULTI-PARCEL SALE Prevlmp<=10K
7	33960	140	10/14/02	\$244,950	RELOCATION - SALE BY SERVICE
7	33960	140	09/14/02	\$244,950	RELOCATION - SALE TO SERVICE
7	42506	9067	10/15/02	\$1,080,000	DIAGNOSTIC OUTLIER
7	42506	9100	05/10/01	\$205,000	Prevlmp<=10K
7	42506	9107	05/17/01	\$350,000	Prevlmp<=10K
7	42506	9145	05/04/01	\$499,950	UnFinArea
7	42506	9150	09/18/01	\$221,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	52506	9013	06/07/02	\$141,394	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	52506	9028	11/16/01	\$5,000	DORRatio
7	52506	9038	07/18/01	\$154,900	DIAGNOSTIC OUTLIER
7	52506	9065	03/22/02	\$820,000	QUESTIONABLE PER SALES IDENTIFICATION
7	62506	9100	06/25/01	\$95,408	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	62506	9147	07/18/02	\$203,000	DIAGNOSTIC OUTLIER
7	82506	9099	05/21/02	\$454,000	DIAGNOSTIC OUTLIER
7	92506	9075	08/02/02	\$215,000	%NetCond Prevlmp<=10K
7	92506	9085	05/20/02	\$1,000,000	DIAGNOSTIC OUTLIER
7	92506	9120	07/22/02	\$555,000	DIAGNOSTIC OUTLIER
7	92506	9129	05/01/02	\$600,000	DIAGNOSTIC OUTLIER
7	92506	9138	10/16/02	\$395,000	%Compl
7	92506	9163	06/24/02	\$550,000	ImpCount
7	92506	9166	04/10/01	\$615,000	UnFinArea
7	92506	9185	03/12/01	\$1,800,000	DIAGNOSTIC OUTLIER
7	92506	9188	10/24/01	\$400,000	%Compl DORRatio ActivePermitBeforeSale>25K
7	102506	9040	05/22/02	\$350,000	DIAGNOSTIC OUTLIER
7	102506	9057	11/28/01	\$2,794	DORRatio
7	102506	9074	03/22/01	\$130,000	DORRatio
7	102506	9094	10/08/01	\$1,800	DORRatio
7	102506	9146	08/23/02	\$367,000	DIAGNOSTIC OUTLIER
7	102506	9149	10/14/02	\$227,250	SHERIFF O TAX SALE; STATEMENT TO DOR
7	102506	9165	12/06/01	\$310,000	DIAGNOSTIC OUTLIER
7	102506	9176	01/23/02	\$1,500	DORRatio
7	102506	9192	11/12/02	\$742,000	ActivePermitBeforeSale>25K
7	102506	9192	08/29/01	\$157,500	DORRatio
7	102506	9257	12/19/01	\$1,250,000	DIAGNOSTIC OUTLIER
7	102506	9260	07/18/02	\$1,417,600	DIAGNOSTIC OUTLIER
7	124310	63	05/07/01	\$835,000	DIAGNOSTIC OUTLIER
7	124310	90	03/21/02	\$99,000	QUIT CLAIM DEED DORRatio
7	124310	160	05/20/02	\$1,000,000	DIAGNOSTIC OUTLIER
7	133090	380	01/22/01	\$369,500	RELOCATION - SALE BY SERVICE
7	152506	9021	02/28/01	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	162506	9005	12/05/01	\$144,385	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
7	162506	9076	01/23/01	\$118,333	DORRatio

***Improved Sales Removed from this Annual Update Analysis***

**Area 71**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	162506	9117	09/13/02	\$555,000	RELOCATION - SALE BY SERVICE
7	162506	9117	09/13/02	\$555,000	RELOCATION - SALE TO SERVICE
7	172506	9041	07/24/01	\$960,000	DIAGNOSTIC OUTLIER
7	182506	9016	09/27/02	\$999,000	ActivePermitBeforeSale>25K
7	241390	50	05/15/01	\$370,000	RELOCATION - SALE BY SERVICE
7	241390	50	04/10/01	\$370,000	RELOCATION - SALE TO SERVICE
7	241391	280	06/25/02	\$274,050	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	262170	80	09/20/02	\$349,950	RELOCATION - SALE BY SERVICE
7	262170	80	09/20/02	\$349,950	RELOCATION - SALE TO SERVICE
7	292606	9103	01/10/02	\$884,000	AV NOT AT 100% FOR 2003
7	295440	20	06/19/01	\$750,000	DIAGNOSTIC OUTLIER
7	295440	180	02/23/01	\$985,000	DIAGNOSTIC OUTLIER
7	295440	350	11/12/01	\$1,875,000	DIAGNOSTIC OUTLIER
7	312150	290	05/15/01	\$585,000	DIAGNOSTIC OUTLIER
7	312150	360	04/29/02	\$575,000	RELOCATION - SALE BY SERVICE
7	312150	360	02/09/02	\$575,000	RELOCATION - SALE TO SERVICE
7	312606	9126	10/02/01	\$225,000	DIAGNOSTIC OUTLIER
7	322606	9004	10/19/02	\$111,960	DORRatio
7	322606	9077	05/15/01	\$199,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR %Compl DORRatio
7	352606	9009	03/21/01	\$839,950	DIAGNOSTIC OUTLIER
7	352802	30	03/28/02	\$735,000	RELOCATION - SALE BY SERVICE
7	352802	30	06/11/01	\$735,000	RELOCATION - SALE TO SERVICE
7	727310	90	12/24/02	\$450,000	ImpCount
7	727310	220	12/12/01	\$900,000	OpenSpace
7	727310	220	10/04/01	\$600,000	BANKRUPTCY - RECEIVER OR TRUSTEE; OPEN SPACE DESIGNATION CONTINUED0OK'D AFTER SALEOpenSpace0
7	751121	260	09/27/01	\$370,000	DIAGNOSTIC OUTLIER
7	770199	560	07/27/01	\$600,000	RELOCATION - SALE BY SERVICE
7	770199	560	05/13/01	\$600,000	RELOCATION - SALE TO SERVICE
7	805350	60	05/31/01	\$260,000	ImpCount %NetCond
7	805350	140	01/23/02	\$1,500,000	QUESTIONABLE PER SALES IDENTIFICATION
7	805350	520	06/19/01	\$244,500	DIAGNOSTIC OUTLIER
7	805350	560	10/18/01	\$30,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX DORRatio
7	815580	240	06/20/01	\$1,100,000	STATEMENT TO DOR
7	815580	300	03/20/02	\$698,555	DIAGNOSTIC OUTLIER
7	815580	330	05/22/02	\$884,000	%Compl
7	815580	340	07/09/01	\$599,000	DIAGNOSTIC OUTLIER
7	868221	170	10/22/02	\$315,067	%Compl ActivePermitBeforeSale>25K
7	868221	180	12/17/02	\$398,002	%Compl ActivePermitBeforeSale>25K
7	868221	190	12/30/02	\$403,316	%Compl ActivePermitBeforeSale>25K
7	868221	200	12/11/02	\$380,748	%Compl ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	868221	210	12/02/02	\$401,401	%Compl ActivePermitBeforeSale>25K
7	868221	250	12/10/02	\$522,928	AV NOT AT 100% FOR 2003
7	868221	260	12/06/02	\$490,234	PrevImp<=10K DORRatio
7	868221	290	11/21/02	\$385,054	PrevImp<=10K
7	868221	300	11/22/02	\$391,127	PrevImp<=10K
7	868221	310	11/19/02	\$393,290	PrevImp<=10K
7	868221	340	11/29/02	\$417,646	PrevImp<=10K
7	868221	350	12/04/02	\$411,433	PrevImp<=10K
7	868221	360	12/20/02	\$434,324	PrevImp<=10K DORRatio
7	868221	370	12/31/02	\$354,683	PrevImp<=10K
7	868221	380	12/18/02	\$362,418	PrevImp<=10K
7	868221	400	12/20/02	\$379,062	PrevImp<=10K
7	868221	410	11/27/02	\$374,949	AV NOT AT 100% FOR 2003
7	868221	420	08/27/02	\$429,100	%Compl ActivePermitBeforeSale>25K
7	868221	430	08/26/02	\$554,368	%Compl ActivePermitBeforeSale>25K
7	868221	440	11/26/02	\$594,325	%Compl ActivePermitBeforeSale>25K
7	868221	450	10/03/02	\$627,459	%Compl ActivePermitBeforeSale>25K
7	868221	460	10/03/02	\$636,547	%Compl ActivePermitBeforeSale>25K
7	868221	470	10/24/02	\$661,977	AV NOT AT 100% FOR 2003
7	868221	480	12/13/02	\$374,795	PrevImp<=10K
7	868221	490	12/24/02	\$432,296	PrevImp<=10K
7	868221	500	12/30/02	\$411,649	PrevImp<=10K
7	868221	510	11/25/02	\$425,712	PrevImp<=10K
7	868221	530	09/05/02	\$556,882	AV NOT AT 100% FOR 2003
7	868221	540	07/20/02	\$524,741	DIAGNOSTIC OUTLIER
7	868221	550	10/21/02	\$543,876	AV NOT AT 100% FOR 2003
7	868221	560	10/10/02	\$449,214	AV NOT AT 100% FOR 2003
7	868221	610	10/04/02	\$414,857	AV NOT AT 100% FOR 2003
7	868221	620	07/20/02	\$468,720	%Compl ActivePermitBeforeSale>25K
7	868221	630	08/16/02	\$536,953	AV NOT AT 100% FOR 2003
7	868221	640	09/09/02	\$552,565	%Compl
7	868221	650	08/21/02	\$468,027	AV NOT AT 100% FOR 2003
7	868221	660	11/14/02	\$473,007	AV NOT AT 100% FOR 2003
7	868221	700	12/05/02	\$396,376	PrevImp<=10K
7	868221	710	11/26/02	\$361,776	PrevImp<=10K
7	868221	720	10/22/02	\$359,806	AV NOT AT 100% FOR 2003
7	868221	760	09/24/02	\$320,493	AV NOT AT 100% FOR 2003
7	868221	770	12/30/02	\$337,337	PrevImp<=10K
7	868221	780	08/27/02	\$346,407	AV NOT AT 100% FOR 2003
7	868221	900	12/23/02	\$271,000	%Compl
7	868221	930	11/26/02	\$275,240	%Compl
7	868221	950	10/28/02	\$293,904	%Compl
7	868221	960	10/23/02	\$302,518	AV NOT AT 100% FOR 2003
7	868221	970	12/12/02	\$247,150	AV NOT AT 100% FOR 2003
7	868221	980	10/15/02	\$354,041	AV NOT AT 100% FOR 2003

***Improved Sales Removed from this Annual Update Analysis***  
**Area 71**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	868221	990	10/30/02	\$430,228	AV NOT AT 100% FOR 2003
7	868221	1020	11/25/02	\$283,409	AV NOT AT 100% FOR 2003
7	868221	1030	12/10/02	\$280,684	AV NOT AT 100% FOR 2003
7	868221	1040	11/21/02	\$279,378	%Compl ActivePermitBeforeSale>25K
7	868221	1050	10/18/02	\$262,819	%Compl ActivePermitBeforeSale>25K
7	868221	1080	12/18/02	\$250,000	%Compl ActivePermitBeforeSale>25K
7	868221	1090	11/15/02	\$274,209	%Compl ActivePermitBeforeSale>25K
7	868221	1100	08/29/02	\$323,610	%Compl ActivePermitBeforeSale>25K
7	868221	1120	08/22/02	\$281,546	%Compl ActivePermitBeforeSale>25K
7	868221	1130	08/27/02	\$274,923	%Compl ActivePermitBeforeSale>25K
7	868221	1140	09/26/02	\$286,523	%Compl ActivePermitBeforeSale>25K
7	868221	1150	09/11/02	\$265,081	%Compl
7	868221	1240	12/10/02	\$508,995	%Compl ActivePermitBeforeSale>25K
7	868221	1250	12/09/02	\$466,572	AV NOT AT 100% FOR 2003
7	868221	1260	12/09/02	\$371,855	AV NOT AT 100% FOR 2003
7	868221	1270	12/20/02	\$365,903	PrevImp<=10K
7	868221	1280	12/10/02	\$301,179	PrevImp<=10K
7	868221	1290	12/24/02	\$398,002	AV NOT AT 100% FOR 2003
7	868221	1300	12/20/02	\$405,660	PrevImp<=10K
7	868221	1310	12/04/02	\$378,581	PrevImp<=10K
7	868221	1320	11/19/02	\$368,949	AV NOT AT 100% FOR 2003
7	868221	1330	12/24/02	\$355,559	PrevImp<=10K
7	868221	1340	12/26/02	\$360,000	PrevImp<=10K
7	880730	220	05/17/01	\$160,000	DIAGNOSTIC OUTLIER
7	880760	230	12/27/01	\$219,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	880760	400	03/14/01	\$172,500	DIAGNOSTIC OUTLIER
7	929085	170	04/19/02	\$679,900	RELOCATION - SALE BY SERVICE
7	929085	170	04/09/02	\$679,900	RELOCATION - SALE TO SERVICE
7	929085	900	06/17/02	\$657,500	RELOCATION - SALE BY SERVICE
7	929085	900	03/25/02	\$657,500	RELOCATION - SALE TO SERVICE
7	951091	50	12/06/02	\$405,000	AV NOT AT 100% FOR 2003
7	951091	60	11/25/02	\$378,429	AV NOT AT 100% FOR 2003
7	951091	70	11/25/02	\$395,573	AV NOT AT 100% FOR 2003
7	951091	80	12/22/02	\$410,000	AV NOT AT 100% FOR 2003
7	951091	90	12/06/02	\$396,577	AV NOT AT 100% FOR 2003
7	951091	240	09/27/02	\$370,831	AV NOT AT 100% FOR 2003
7	951091	250	08/27/02	\$371,000	AV NOT AT 100% FOR 2003
7	951091	270	10/24/02	\$402,365	AV NOT AT 100% FOR 2003
7	951091	280	09/16/02	\$376,000	AV NOT AT 100% FOR 2003
7	951091	290	09/09/02	\$389,000	AV NOT AT 100% FOR 2003
7	951091	300	10/15/02	\$374,000	AV NOT AT 100% FOR 2003
7	951091	310	10/10/02	\$403,958	AV NOT AT 100% FOR 2003
7	951091	330	11/15/02	\$333,378	AV NOT AT 100% FOR 2003
7	951091	340	10/07/02	\$320,000	AV NOT AT 100% FOR 2003

**Improved Sales Removed from this Annual Update Analysis**

**Area 71**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	951091	350	10/21/02	\$328,595	AV NOT AT 100% FOR 2003
7	951091	380	11/14/02	\$317,683	AV NOT AT 100% FOR 2003
7	951091	390	10/21/02	\$344,151	AV NOT AT 100% FOR 2003
7	951091	400	09/20/02	\$327,000	AV NOT AT 100% FOR 2003
7	951091	410	11/04/02	\$328,000	AV NOT AT 100% FOR 2003
10	12506	9008	04/23/02	\$580,000	ImpCount
10	20310	580	10/26/01	\$310,000	PrevImp<=10K ActivePermitBeforeSale>25K
10	20310	875	03/01/02	\$444,000	DIAGNOSTIC OUTLIER
10	20310	1071	10/17/01	\$255,000	RELOCATION - SALE BY SERVICE
10	20310	1071	08/21/01	\$255,000	RELOCATION - SALE TO SERVICE
10	20310	1087	10/01/01	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	20310	1190	11/18/02	\$137,700	STATEMENT TO DOR DORRatio
10	20310	1330	02/22/01	\$327,500	UnFinArea
10	20360	10	04/20/02	\$413,500	RELOCATION - SALE TO SERVICE
10	20360	200	04/25/01	\$394,000	RELOCATION - SALE BY SERVICE
10	20360	290	11/21/02	\$405,000	RELOCATION - SALE BY SERVICE
10	20360	290	11/21/02	\$405,000	RELOCATION - SALE TO SERVICE
10	20390	180	01/17/01	\$173,000	DIAGNOSTIC OUTLIER
10	20390	280	04/09/01	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	20400	80	05/23/02	\$134,000	DIAGNOSTIC OUTLIER
10	20500	260	03/20/02	\$390,000	RELOCATION - SALE BY SERVICE
10	20500	260	08/08/01	\$390,000	RELOCATION - SALE TO SERVICE
10	20500	480	06/11/01	\$442,500	DIAGNOSTIC OUTLIER
10	20500	660	10/09/02	\$434,000	RELOCATION - SALE BY SERVICE
10	20500	660	06/03/02	\$459,000	RELOCATION - SALE TO SERVICE
10	111720	80	08/17/01	\$1,440,000	DIAGNOSTIC OUTLIER
10	111720	300	09/24/01	\$704,500	DIAGNOSTIC OUTLIER
10	112506	9071	04/13/01	\$585,000	DIAGNOSTIC OUTLIER
10	112506	9079	07/31/01	\$299,950	DIAGNOSTIC OUTLIER
10	112506	9092	12/10/02	\$314,664	EXEMPT FROM EXCISE TAX
10	112506	9120	11/22/02	\$239,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	132506	9080	12/20/01	\$7,502	CORRECTION DEED DORRatio
10	142506	9117	03/01/02	\$1,200,000	%Compl
10	142800	391	05/14/01	\$229,500	EXEMPT FROM EXCISE TAX
10	142800	480	05/25/01	\$171,328	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	142800	920	11/12/01	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	142800	970	11/19/01	\$230,000	DIAGNOSTIC OUTLIER
10	142800	1090	09/16/02	\$150,000	DORRatio
10	142800	1090	09/25/02	\$75,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR DORRatio
10	172507	9023	04/14/01	\$313,000	DIAGNOSTIC OUTLIER
10	172507	9041	06/06/01	\$45,000	DORRatio

***Improved Sales Removed from this Annual Update Analysis***

**Area 71**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	182507	9014	01/09/02	\$212,000	ActivePermitBeforeSale>25K
10	182507	9042	08/02/01	\$226,000	DIAGNOSTIC OUTLIER
10	182507	9057	08/28/01	\$287,000	DIAGNOSTIC OUTLIER
10	192507	9044	04/29/02	\$325,000	RELOCATION - SALE BY SERVICE
10	192507	9044	03/22/02	\$325,000	RELOCATION - SALE TO SERVICE
10	202507	9058	09/27/02	\$97,592	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
10	202507	9058	08/29/02	\$97,592	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
10	202507	9074	01/19/01	\$310,000	DIAGNOSTIC OUTLIER
10	232480	190	07/01/02	\$509,250	DIAGNOSTIC OUTLIER
10	232480	240	04/11/02	\$355,000	EXEMPT FROM EXCISE TAX
10	232506	9021	12/17/02	\$210,000	PrevImp<=10K
10	232506	9108	12/05/02	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	252506	9044	12/06/01	\$219,597	EXEMPT FROM EXCISE TAX UnFinArea
10	252506	9048	01/09/02	\$280,000	PrevImp<=10K
10	302507	9022	10/10/02	\$25,000	DORRatio
10	302507	9081	02/22/02	\$356,000	RELOCATION - SALE BY SERVICE
10	302507	9081	02/22/02	\$356,000	RELOCATION - SALE TO SERVICE
10	302507	9105	02/26/01	\$272,000	DIAGNOSTIC OUTLIER
10	318310	30	09/07/01	\$440,000	%Compl
10	318311	10	04/29/02	\$352,000	DIAGNOSTIC OUTLIER
10	321129	270	07/31/02	\$188,565	STATEMENT TO DOR
10	730200	390	02/01/02	\$308,000	RELOCATION SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 71**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
7	042506	9054	37452	\$270,000	126759	N	N
7	042506	9150	37298	\$235,000	45302	N	N
7	042506	9180	36972	\$175,000	93654	N	N
7	052506	9078	37442	\$290,000	202989	N	N
7	052506	9126	37510	\$269,950	145490	N	N
7	052506	9127	37027	\$250,000	172497	N	N
7	052506	9127	37197	\$312,500	172497	N	N
7	052506	9127	37539	\$328,529	172497	N	N
7	052506	9137	37599	\$550,000	101502	N	N
7	092506	9150	37377	\$20,000	45738	N	N
7	102506	9200	37259	\$240,000	91040	N	N
7	102506	9200	37557	\$235,000	91040	N	N
7	162506	9082	37202	\$229,000	215186	N	N
7	162506	9127	37127	\$153,000	63887	N	N
7	262606	9029	37469	\$275,000	227383	Y	N
7	262606	9039	37434	\$300,000	436507	N	N
7	292606	9079	37267	\$389,000	111513	N	N
7	322606	9064	37118	\$175,000	135471	N	N
7	322606	9069	37349	\$75,000	87991	N	N
7	720225	0040	37609	\$2,490,000	261284	N	N
7	720225	0220	37339	\$3,284,000	193251	N	N
7	868221	1060	37589	\$320,797	3900	N	N
7	880781	0820	37519	\$110,000	13680	N	N
7	951091	0650	37369	\$737,689	137348	N	N
10	020310	1105	37460	\$100,000	27425	N	N
10	020310	1188	37110	\$25,000	12628	N	N
10	020310	1515	37067	\$409,500	781466	N	N
10	020310	1533	37552	\$87,000	99752	N	N
10	020390	0320	37510	\$25,000	11550	N	N
10	112506	9091	37504	\$215,000	224769	N	N
10	112506	9142	36969	\$575,000	520542	N	N
10	112506	9153	37379	\$245,000	111078	N	N
10	142506	9032	37139	\$130,000	102366	N	N
10	142506	9118	37449	\$399,000	263538	N	N
10	142800	0210	37071	\$324,000	63162	N	N
10	142800	0330	37597	\$148,000	82764	N	N
10	142800	0590	36914	\$149,950	105850	N	N
10	142800	0590	37158	\$178,000	105850	N	N
10	172507	9027	36893	\$186,500	209088	N	N
10	192507	9024	36991	\$185,000	447361	N	N
10	202507	9060	37545	\$55,000	77536	N	N
10	302507	9027	37371	\$237,000	450410	N	N
10	302507	9094	37333	\$190,000	131986	N	N
10	302507	9157	36993	\$180,000	174240	N	N
10	318310	0030	36991	\$120,000	36655	N	N
10	723755	0030	37592	\$275,000	93654	N	N

***Vacant Sales Used in this Annual Update Analysis***  
**Area 71**

10	723755	0140	37131	\$314,000	59677	N	N
10	730200	0690	37336	\$147,250	49222	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 71**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	042506	9036	37070	\$27,500	STATEMENT TO DOR;
7	072506	9024	36986	\$4,669,298	MULTI-PARCEL SALE;
7	182506	9016	36962	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	332606	9034	37480	\$200,000	MOBILE HOME;
7	352606	9085	37188	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	720232	0010	37602	\$3,168,000	PERSONAL PROPERTY INCLUDED;
7	880730	0010	36923	\$10,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
10	020310	0875	37069	\$135,000	MOBILE HOME;
10	112506	9094	37463	\$20,000	STATEMENT TO DOR;
10	142506	9077	36895	\$250,000	STATEMENT TO DOR;
10	142506	9119	37389	\$385,000	1031 TRADE;
10	172507	9027	36977	\$185,000	1031 TRADE; STATEMENT TO DOR;
10	172507	9064	37446	\$2,310,000	GOVERNMENT AGENCY; TIMBER AND FOREST LAND; AND OTHER WARNINGS;
10	172507	9064	37468	\$40,225	GOVERNMENT AGENCY; TIMBER AND FOREST LAND; AND OTHER WARNINGS;
10	242506	9043	37214	\$162,750	1031 TRADE;

***Redmond Ridge Sales***  
**Area 71**

<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>
720226	0010	12/11/01	\$417,990
720226	0020	07/13/01	\$483,719
720226	0030	12/20/01	\$423,000
720226	0040	08/10/01	\$475,990
720226	0050	06/13/01	\$475,990
720226	0060	10/09/01	\$429,990
720226	0080	06/25/01	\$447,500
720226	0080	09/18/02	\$447,000
720226	0090	11/08/01	\$415,990
720226	0140	03/13/01	\$399,990
720226	0160	07/02/01	\$439,990
720226	0170	07/26/01	\$410,000
720226	0190	05/24/01	\$439,990
720226	0200	02/28/01	\$432,490
720226	0210	01/19/01	\$426,990
720226	0220	04/30/02	\$449,892
720226	0230	05/07/02	\$463,500
720226	0240	03/30/01	\$360,000
720226	0250	03/13/01	\$396,371
720226	0260	05/04/01	\$413,005
720226	0270	08/27/01	\$356,330
720226	0280	02/05/01	\$399,703
720226	0290	07/03/01	\$380,210
720226	0300	07/26/01	\$389,930
720226	0310	08/16/01	\$401,262
720226	0320	10/19/01	\$352,635
720226	0340	10/16/01	\$360,600
720226	0350	09/14/01	\$399,719
720226	0360	06/28/01	\$414,128
720226	0370	08/28/01	\$362,415
720226	0380	06/27/01	\$448,200
720226	0390	03/29/01	\$420,183
720226	0400	07/25/01	\$410,401
720226	0410	05/29/01	\$397,211
720226	0420	11/16/01	\$372,835
720226	0430	07/25/01	\$365,987
720226	0440	02/22/01	\$416,717
720226	0450	01/12/01	\$426,702
720226	0460	08/13/01	\$386,450
720226	0470	03/28/01	\$372,795
720226	0480	10/26/01	\$363,000
720226	0490	03/21/01	\$388,660
720226	0500	07/11/01	\$475,990
720226	0510	01/10/01	\$421,990
720226	0540	03/22/01	\$425,990
720226	0550	06/24/02	\$452,000
720226	0550	03/21/01	\$439,990
720226	0560	05/25/01	\$437,000

***Redmond Ridge Sales***  
**Area 71**

<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>
720226	0570	05/30/01	\$429,990
720226	0580	03/20/01	\$434,000
720226	0600	03/29/01	\$368,743
720226	0610	03/15/01	\$366,352
720226	0620	01/16/01	\$314,771
720226	0630	05/07/01	\$300,151
720226	0650	03/28/01	\$322,214
720226	0720	02/20/01	\$343,964
720226	0730	02/06/01	\$317,342
720226	0740	01/22/01	\$352,258
720226	0770	02/13/01	\$358,211
720226	0780	02/05/01	\$314,131
720226	0790	01/25/01	\$354,450
720226	0800	01/04/01	\$313,000
720226	0810	05/09/02	\$355,000
720226	0810	02/08/01	\$339,983
720226	0820	06/12/01	\$354,188
720226	0830	04/02/01	\$328,536
720226	0840	03/13/01	\$352,780
720226	0850	01/17/01	\$314,705
720226	0860	03/02/01	\$375,405
720226	0860	06/18/01	\$338,574
720226	0870	03/22/02	\$380,934
720226	0870	06/15/01	\$336,450
720226	0880	03/27/02	\$345,000
720226	0890	01/29/02	\$400,388
720226	0900	03/27/02	\$361,000
720226	0910	12/18/01	\$384,505
720226	0920	06/24/02	\$406,067
720226	0930	05/22/02	\$377,000
720226	0940	11/27/01	\$414,275
720226	0950	03/26/02	\$359,000
720226	0960	07/23/02	\$376,690
720226	0970	07/24/02	\$359,220
720226	0980	06/28/02	\$376,790
720226	0990	12/19/01	\$407,832
720226	1000	01/29/02	\$345,000
720226	1010	02/14/02	\$384,217
720226	1020	01/29/02	\$339,000
720226	1030	09/24/01	\$416,616
720226	1040	12/26/01	\$373,000
720226	1050	08/29/01	\$430,971
720226	1060	09/23/02	\$360,000
720226	1120	08/09/01	\$324,900
720226	1150	11/13/01	\$329,600
720226	1170	09/25/01	\$323,750
720226	1180	09/25/01	\$379,645
720226	1190	10/17/01	\$335,550

***Redmond Ridge Sales***  
**Area 71**

<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>
720226	1200	08/22/02	\$373,351
720226	1210	09/18/01	\$321,800
720226	1220	01/18/01	\$345,385
720226	1230	01/16/01	\$309,765
720226	1250	04/17/01	\$339,875
720226	1280	06/19/01	\$332,500
720226	1280	06/18/01	\$332,500
720226	1340	03/01/02	\$123,685
720227	0010	10/04/01	\$357,388
720227	0020	10/08/01	\$307,847
720227	0030	12/27/01	\$319,714
720227	0040	09/26/01	\$303,878
720227	0050	01/29/02	\$329,071
720227	0060	11/15/01	\$314,190
720227	0070	01/11/02	\$319,473
720227	0080	01/14/02	\$335,794
720227	0090	11/21/01	\$338,749
720227	0100	10/30/01	\$317,934
720227	0110	12/13/01	\$310,323
720227	0120	10/09/01	\$333,821
720227	0130	11/14/02	\$474,990
720227	0160	11/14/02	\$452,890
720227	0220	10/07/02	\$469,990
720227	0240	09/03/02	\$466,990
720227	0250	03/13/02	\$464,950
720227	0270	06/07/02	\$466,437
720227	0280	05/30/02	\$459,700
720227	0290	12/16/02	\$474,000
720227	0300	04/02/02	\$460,000
720227	0310	08/04/02	\$452,420
720227	0320	07/22/02	\$461,990
720227	0330	10/18/01	\$440,990
720227	0340	12/19/01	\$442,000
720227	0350	09/04/01	\$459,990
720227	0360	11/02/01	\$425,490
720227	0370	11/27/01	\$485,000
720227	0380	01/11/02	\$470,000
720227	0390	11/26/01	\$459,990
720227	0400	03/21/02	\$458,990
720227	0410	10/23/01	\$413,500
720227	0420	03/06/02	\$439,990
720227	0430	10/11/01	\$425,990
720227	0440	06/07/01	\$367,636
720227	0450	04/09/01	\$350,261
720227	0460	05/03/01	\$370,011
720227	0470	07/02/01	\$405,706
720227	0480	04/10/01	\$333,901
720227	0490	09/11/02	\$306,225

***Redmond Ridge Sales***  
**Area 71**

<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>
720227	0500	09/09/02	\$318,733
720227	0510	09/18/01	\$340,776
720227	0520	09/07/01	\$300,841
720227	0530	09/19/01	\$306,149
720227	0540	09/27/01	\$343,921
720227	0550	09/21/01	\$318,344
720227	0560	10/01/01	\$304,896
720227	0570	10/21/01	\$317,460
720227	0580	10/15/01	\$301,650
720227	0590	01/07/02	\$305,030
720227	0600	10/11/01	\$333,484
720227	0610	05/03/01	\$285,115
720227	0620	05/14/01	\$276,635
720227	0630	05/28/02	\$321,000
720227	0640	06/13/01	\$292,923
720227	0650	06/18/01	\$297,602
720227	0660	11/26/02	\$317,800
720227	0660	06/04/01	\$311,047
720227	0670	05/29/01	\$282,007
720227	0680	05/04/01	\$283,240
720227	0690	06/06/01	\$299,480
720227	0700	06/25/01	\$306,729
720227	0710	07/05/01	\$336,244
720227	0720	06/27/01	\$299,849
720227	0730	07/03/01	\$299,025
720227	0740	07/18/01	\$319,915
720227	0750	07/05/01	\$298,858
720227	0760	07/23/01	\$291,560
720227	0770	08/01/01	\$330,002
720227	0780	07/23/01	\$301,520
720227	0790	05/11/01	\$328,908
720227	0800	04/27/01	\$318,814
720227	0810	05/22/01	\$312,382
720227	0820	05/22/01	\$330,105
720227	0830	07/02/01	\$352,933
720227	0840	05/25/01	\$314,767
720227	0850	06/01/01	\$329,735
720227	0880	06/19/01	\$361,517
720227	0890	07/24/01	\$323,972
720227	0900	07/23/01	\$323,276
720227	0910	08/09/01	\$334,125
720227	0920	07/08/01	\$350,946
720227	0930	08/10/01	\$334,568
720227	0940	08/23/01	\$338,834
720227	0950	08/16/01	\$360,105
720227	0970	12/13/02	\$435,990
720227	0980	11/15/02	\$481,067
720227	0990	12/24/02	\$439,990

***Redmond Ridge Sales***  
**Area 71**

<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>
720227	1000	10/23/02	\$455,990
720227	1010	11/25/02	\$427,990
720227	1020	06/27/02	\$439,990
720227	1030	06/17/02	\$433,240
720227	1040	07/24/02	\$433,990
720227	1050	12/12/01	\$430,290
720227	1060	09/06/02	\$433,000
720227	1070	09/21/01	\$430,990
720227	1080	12/04/01	\$405,500
720227	1090	12/06/01	\$412,990
720227	1100	01/25/02	\$423,990
720227	1110	10/03/01	\$422,990
720228	0010	10/09/01	\$345,381
720228	0040	04/10/02	\$378,830
720228	0050	10/19/01	\$357,572
720228	0070	01/02/02	\$363,878
720228	0090	12/19/02	\$339,305
720228	0130	02/19/02	\$311,273
720228	0140	02/07/02	\$293,310
720228	0150	03/19/02	\$319,336
720228	0160	02/01/02	\$346,881
720228	0170	08/21/02	\$315,331
720228	0180	01/29/02	\$334,009
720228	0190	04/25/02	\$322,647
720228	0200	06/28/02	\$315,286
720228	0210	03/05/02	\$342,510
720228	0220	06/03/02	\$312,602
720228	0230	04/22/02	\$347,245
720228	0240	06/11/02	\$315,304
720228	0250	05/02/02	\$325,919
720228	0260	05/03/02	\$335,582
720228	0270	06/10/02	\$305,429
720228	0280	12/12/02	\$350,655
720228	0290	12/18/01	\$308,670
720228	0300	12/24/01	\$313,385
720228	0310	12/12/01	\$338,400
720228	0320	12/14/01	\$326,206
720228	0330	10/17/01	\$311,514
720228	0340	12/27/02	\$381,300
720228	0360	12/17/02	\$348,566
720228	0370	01/15/02	\$345,630
720228	0400	12/06/01	\$350,428
720228	0410	11/06/01	\$363,885
720228	0420	01/11/02	\$340,781
720228	0430	11/06/01	\$364,025
720228	0440	09/26/02	\$457,323
720228	0460	10/03/02	\$394,197
720228	0470	11/14/02	\$359,644

***Redmond Ridge Sales***  
**Area 71**

<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>
720228	0480	07/15/02	\$467,390
720228	0490	01/03/02	\$371,525
720228	0500	11/29/01	\$370,110
720228	0510	07/03/02	\$372,894
720228	0520	12/11/02	\$374,394
720228	0530	07/16/02	\$357,965
720228	0550	07/19/02	\$352,029
720228	0560	09/18/02	\$373,958
720228	0570	12/17/02	\$339,625
720228	0600	06/14/02	\$347,579
720228	0610	11/19/02	\$361,001
720228	0620	07/24/02	\$375,007
720228	0630	03/01/02	\$345,406
720228	0640	05/29/02	\$354,001
720228	0650	04/09/02	\$368,447
720228	0660	02/27/02	\$402,589
720228	0690	08/09/02	\$406,028
720228	0720	07/23/02	\$358,460
720228	0740	01/22/02	\$387,899
720228	0750	01/25/02	\$355,648
720228	0760	01/15/02	\$417,180
720228	0770	01/21/02	\$389,020
720228	0780	02/06/02	\$391,742
720228	0790	06/05/02	\$369,958
720228	0800	05/28/02	\$365,647
720228	0810	09/17/02	\$389,186
720228	0820	05/17/02	\$392,220
720228	0820	12/26/02	\$343,647
720228	0830	05/10/02	\$464,182
720228	0840	07/03/02	\$428,420
720228	0850	12/23/02	\$476,023
720228	0900	11/08/01	\$481,427
720228	0910	11/13/02	\$437,607
720228	0920	12/04/02	\$383,196
720228	0930	11/20/01	\$347,134
720229	0020	03/19/02	\$342,000
720229	0030	03/19/02	\$332,500
720229	0040	03/19/02	\$416,100
720229	0050	03/19/02	\$411,350
720229	0060	03/19/02	\$323,000
720229	0090	06/20/02	\$257,213
720229	0100	05/14/02	\$255,607
720229	0110	04/11/02	\$238,912
720229	0130	03/29/02	\$251,000
720229	0140	03/21/02	\$250,714
720229	0150	03/25/02	\$253,149
720229	0160	04/04/02	\$251,152
720229	0170	03/28/02	\$247,892

***Redmond Ridge Sales***  
**Area 71**

<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>
720229	0180	04/09/02	\$257,213
720229	0190	03/19/02	\$246,802
720229	0200	10/14/02	\$242,531
720229	0210	11/11/02	\$247,419
720229	0220	09/27/02	\$249,880
720229	0230	10/17/02	\$238,890
720229	0240	10/10/02	\$251,991
720229	0250	10/28/02	\$239,922
720229	0260	08/30/02	\$247,731
720229	0270	10/07/02	\$245,479
720229	0280	07/29/02	\$256,958
720229	0290	08/08/02	\$250,442
720229	0300	08/06/02	\$257,034
720229	0310	09/16/02	\$240,938
720229	0320	08/12/02	\$257,209
720229	0330	03/21/02	\$403,786
720229	0330	08/02/02	\$256,669
720229	0340	10/24/02	\$244,467
720229	0350	09/16/02	\$254,356
720229	0360	11/19/02	\$248,802
720229	0380	03/19/02	\$313,500
720229	0390	03/19/02	\$276,450
720229	0400	03/19/02	\$246,050
720229	0410	03/19/02	\$232,750
720229	0480	10/02/02	\$257,206
720229	0490	05/31/02	\$233,970
720229	0500	07/12/02	\$257,203
720229	0510	05/10/02	\$238,369
720229	0520	06/11/02	\$240,456
720229	0580	12/30/02	\$331,695
720229	0590	08/20/02	\$245,545
720229	0600	09/09/02	\$246,346
720229	0610	11/04/02	\$244,910
720229	0620	08/19/02	\$255,976
720229	0630	08/21/02	\$253,814
720229	0640	07/29/02	\$248,057
720229	0690	02/28/02	\$255,034
720229	0700	04/08/02	\$244,858
720229	0710	02/28/02	\$255,474
720229	0720	04/19/02	\$245,891
720229	0730	03/21/02	\$244,469
720229	0740	03/12/02	\$249,941
720229	0750	03/05/02	\$254,299
720229	0760	08/07/02	\$256,485
720229	0770	02/13/02	\$253,534
720229	0780	02/13/02	\$248,608
720229	0790	02/06/02	\$253,681
720229	0800	02/26/02	\$256,402

**Redmond Ridge Sales  
Area 71**

<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>
720229	0830	07/27/02	\$253,515
720229	0840	04/11/02	\$233,716
720229	0850	04/01/02	\$257,000
720229	0860	04/12/02	\$256,847
720229	0870	10/02/02	\$249,929
720231	0010	10/21/02	\$352,541
720231	0020	11/04/02	\$309,411
720231	0030	12/16/02	\$336,890
720231	0040	11/01/02	\$364,109
720231	0050	12/04/02	\$317,149
720231	0060	10/05/02	\$319,850
720231	0070	11/12/02	\$328,761
720231	0080	12/19/02	\$304,270
720231	0090	10/09/02	\$320,784
720231	0100	10/23/02	\$315,735
720231	0110	11/04/02	\$329,630
720231	0120	12/09/02	\$350,928
720231	0130	12/01/02	\$338,279